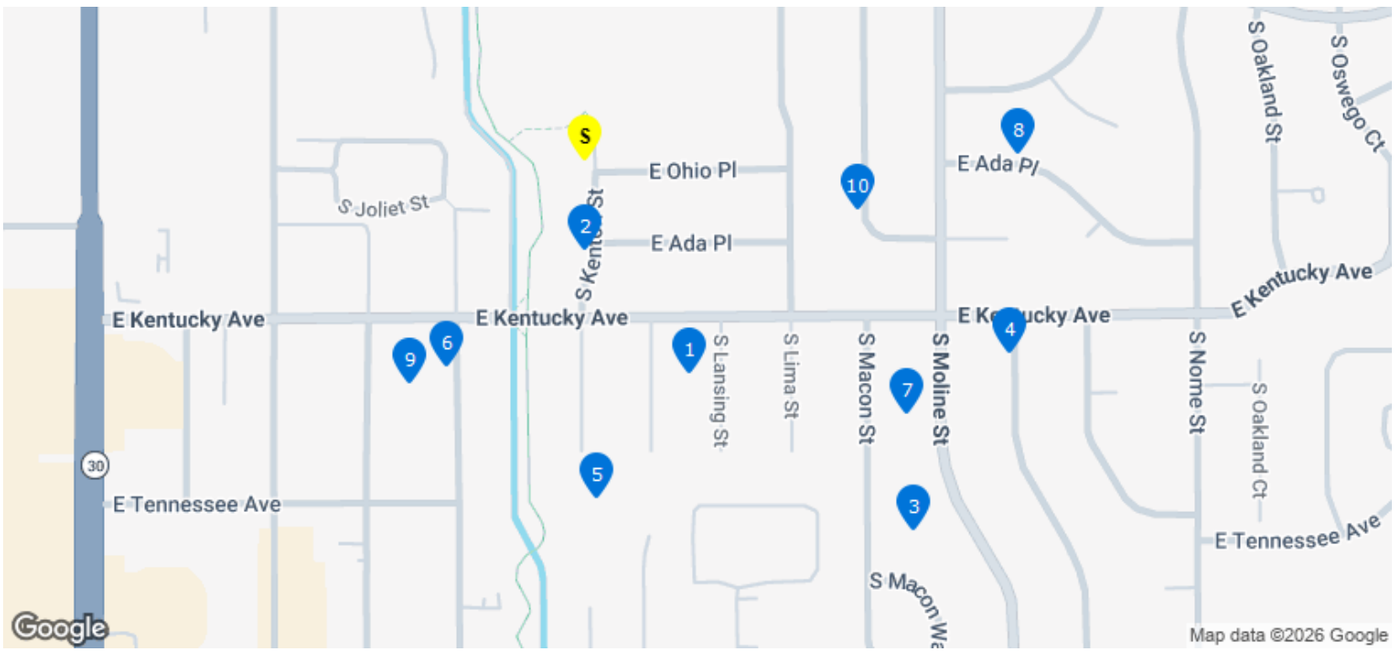
ICE SiteX Report

OrderID: 98809196

SiteX Property Information Report



Subject Property Location

783 S KENTON ST, AURORA, CO 80012-3121

County:	**ARAPAHOE CO**	Census Tract:	0801.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1973-14-3-16-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$502,000**	FSD:	12	Common Confidence Score:	68
Value Range:	$441,760 - $562,240	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$178,500	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$342,200	Total Taxable Value:	$3,022
Total Assessed Value:	$32,544	Total Assessor Market Value:	$520,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 1 Subdivision: WILDWOOD SUB 1ST FLG Sec/Twnship/Range: SEC 14 QTR 3 TWN 4S RNG 67W

Abbreviated Description: SUBDIVISIONCD 066510 SUBDIVISIONNAME WILDWOOD SUB 1ST FLG BLOCK 001 LOT 009 LOT 9 BLK 1 WILDWOOD SUB 1ST FLG

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1299 SF	Baths:	3	Fireplace:	1
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Evaporative Cooler
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/13/2025	Loan Amount:	N/A
Document #:	E5041684 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/01/2025		
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:

Subdivision: SUNNYVALE CONDOMINIUMS Legal Unit: 2 Map Ref: 0

Prior Transfer

Recording Date:	05/03/2022	Sales Price:	$314,204
Document #:	E2049466 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/08/2021	Loan Amount:	N/A
Document #:	E1057913 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/26/2021		
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING NO 1 Map Ref: 0

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Prior Transfer

Recording Date:	11/06/2017	Sales Price:	$46,000
Document #:	D7126221 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	09/11/2017	Sales Price:	$184,000
Document #:	D7103652 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/21/2017	Loan Amount:	N/A
Document #:	D7095338 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	08/18/2017		
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING NO 1 Map Ref: 0

Mortgage Record

Recording Date:	08/21/2017	Loan Amount:	N/A
Document #:	D7095337 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/18/2017		
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	08/21/2017	Sales Price:	$320,000
Document #:	D7095336 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/18/2017		
Document Type:	Deed		

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	06/18/2007	Sales Price:	$173,600
Document #:	B7077334 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/11/2007	Sales Price:	$43,400
Document #:	B7073433 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/07/2007	Loan Amount:	N/A
Document #:	B7057327 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	04/23/2007		
TD Due Date:		Type Finance:	VAR

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

Mortgage Record

Recording Date:	05/07/2007	Loan Amount:	N/A
Document #:	B7057326 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/23/2007		
TD Due Date:	05/01/2037	Type Finance:	ADJ

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

Mortgage Record

Recording Date:	03/02/2004	Loan Amount:	N/A
Document #:	B4037711 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	02/13/2004		
TD Due Date:	02/13/2024	Type Finance:	

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

Mortgage Record

Recording Date:	03/02/2004	Loan Amount:	N/A
Document #:	B4037710 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	02/13/2004		
TD Due Date:	03/01/2034	Type Finance:	ADJ

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

Mortgage Record

Recording Date:	05/07/2003	Loan Amount:	N/A
Document #:	B3099261 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/21/2003		
TD Due Date:	04/25/2018	Type Finance:	

Legal Description:

Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

ICE SiteX Report

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Mortgage Record

Recording Date:	02/21/2002	Loan Amount:	N/A
Document #:	B2034179 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2017	Type Finance:	

Legal Description:
Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

Mortgage Record

Recording Date:	02/21/2002	Loan Amount:	N/A
Document #:	B2034178 BK-PG -	Loan Type:	
Contract Date:	02/12/2002		
TD Due Date:	03/01/2032	Type Finance:	ADJ

Legal Description:
Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1

Prior Transfer

Recording Date:	02/21/2002	Sales Price:	$198,000
Document #:	B2034177 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/12/2002		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1

Prior Transfer

Recording Date:	02/12/2002	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: WILDWOOD SUB 1ST FLG Sec/Twnship/Range: SEC 14 QTR 3 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 066510 SUBDIVISIONNAME WILDWOOD SUB 1ST FLG BLOCK 001 LOT 009 LOT 9 BLK 1 WILDWOOD SUB 1ST FLG

Mortgage Record

Recording Date:	01/20/1998	Loan Amount:	N/A
Document #:	A8007866 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	02/01/2028	Type Finance:	

Legal Description:
Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1 Map Ref: 0

Prior Transfer

Recording Date:	06/03/1994	Sales Price:	$114,500
Document #:	9400083919 BK-PG 7580-416	Type of Sale:	Arms-Length Transfer
Contract Date:	05/26/1994		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1

Mortgage Record

Recording Date:	06/03/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Assumption
Contract Date:	05/26/1994		
TD Due Date:	06/01/2024	Type Finance:	VAR

Legal Description:
Block: 1 Subdivision: WILDWOOD SUBDIVISION FILING #1

Area Sales Analysis

Total Area Sales	$4,592,000	Median # of Bedrooms	3
Median Lot Size	7,863 SF	Median # of Baths	2
Median Living Area	1,205 SF	Median Year Built	1971
Price Range - 2 Yrs	$326,500 to $595,000	Age Range	44 years to 63 years
Median Value	$460,300	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**10752 E EXPOSITION AVE AURORA, CO 80012-2119**	08/24/2026	$100,000	$131	761	/2/1	1973	436 SF	
		APN: 1973-14-3-22-086 Document #: E6058966 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: HIGH HOLLOWS CONDOMINIUM Legal Unit: 332 MapRef: MB 46 PG 11 Abbreviated Description: Subdivision:HIGH HOLLOWS CONDOMINIUM Legal Unit:332 Map Ref:MB 46 PG 11Abbreviated Description:BUILDING 10752								
2	.18Mi.	**10782 E EXPOSITION AVE AURORA, CO 80012-2105**	08/14/2026	$105,000	$138	761	/2/1	1973	436 SF	
		APN: 1973-14-3-22-127 Document #: E6056436 Document Type: Special Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: HIGH HOLLOWS CONDOMINIUM Legal Unit: 248 MapRef: MB 46 PG 11 Abbreviated Description: Subdivision:HIGH HOLLOWS CONDOMINIUM Legal Unit:248 Map Ref:MB 46 PG 11Abbreviated Description:BUILDING 10782								
3	.2Mi.	**10722 E EXPOSITION AVE AURORA, CO 80012-2102**	08/24/2026	$169,000	$168	1008	/3/2	1973	436 SF	
		APN: 1973-14-3-22-035 Document #: E6058765 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Subdivision: HIGH HOLLOWS CONDOMINIUM Legal Unit: 117 MapRef: MB 46 PG 11 Abbreviated Description: Subdivision:HIGH HOLLOWS CONDOMINIUM Legal Unit:117 Map Ref:MB 46 PG 11Abbreviated Description:BUILDING 10722								
4	.24Mi.	**751 S MOLINE ST AURORA, CO 80012-3240**	07/29/2026	$375,000	$411	912	/3/1	1971	6,795 SF	
		APN: 1973-14-4-17-023 Document #: E6051889								

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: QUEENSBOROUGH SUBDIVISION FIRST FILING Abbreviated Description: Lot:23 Block:2 Subdivision:QUEENSBOROUGH SUBDIVISION FIRST FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

5	.24Mi.	**823 S MOLINE ST** **AURORA, CO 80012-3242**	07/14/2026	$420,000	$220	1911	/4/2	1971	7,144 SF

APN: 1973-14-4-17-016 Document #: E6048013
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: QUEENSBOROUGH SUBDIVISION FIRST FILING Abbreviated Description: Lot:16 Block:2 Subdivision:QUEENSBOROUGH SUBDIVISION FIRST FILING

6	.24Mi.	**710 S MACON WAY** **AURORA, CO 80012-3237**	07/10/2026	$450,000	$398	1132	/4/2	1971	7,100 SF

APN: 1973-14-4-17-002 Document #: E6047142
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: QUEENSBOROUGH SUBDIVISION FIRST FILING Abbreviated Description: Lot:2 Block:2 Subdivision:QUEENSBOROUGH SUBDIVISION FIRST FILING

7	.25Mi.	**963 S JAMAICA ST** **AURORA, CO 80012-3108**	08/18/2026	$405,000	$517	783	/4/2	1966	7,754 SF

APN: 1973-14-3-04-014 Document #: E6057169
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: HAVANA VILLA SUBDIVISION 2ND FILING AMENDED Abbreviated Description: Lot:7 Block:2 Subdivision:HAVANA VILLA SUBDIVISION 2ND FILING AMENDED

8	.26Mi.	**11230 E CENTER AVE** **AURORA, CO 80012-2203**	10/14/2026	$435,000	$482	902	/2/2	1972	7,449 SF

APN: 1973-14-2-11-003 Document #: E6072251
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: QUEENSBOROUGH SUBDIVISION THIRD FILING Abbreviated Description: Lot:3 Block:1 Subdivision:QUEENSBOROUGH SUBDIVISION THIRD FILING

9	.26Mi.	**914 S MACON ST** **AURORA, CO 80012-3206**	10/13/2026	$375,000	$455	825	//1	1971	7,057 SF

APN: 1973-14-4-03-002 Document #: E6071825
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: AURORA KNOLLS SOUTH FIRST FILING Abbreviated Description: Lot:9 Block:2 Subdivision:AURORA KNOLLS SOUTH FIRST FILING

10	.28Mi.	**11505 E KENTUCKY AVE** **AURORA, CO 80012-3226**	10/02/2026	$414,500	$454	912	//1	1971	8,494 SF

APN: 1973-14-4-15-004 Document #: E6069596
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: QUEENSBOROUGH SUBDIVISION FIRST FILING Abbreviated Description: Lot:1 Block:5 Subdivision:QUEENSBOROUGH SUBDIVISION FIRST FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

11	.28Mi.	**934 S MACON ST** **AURORA, CO 80012-3206**	07/08/2026	$550,000	$374	1471	/3/2	1971	7,057 SF

APN: 1973-14-4-03-004 Document #: E6046668
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: AURORA KNOLLS SOUTH FIRST FILING Abbreviated Description: Lot:7 Block:2 Subdivision:AURORA KNOLLS SOUTH FIRST FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

12	.29Mi.	**11239 E CENTER AVE** **AURORA, CO 80012-2202**	08/14/2026	$445,000	$393	1132	/4/2	1972	7,754 SF

APN: 1973-14-2-10-016 Document #: E6056585
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: QUEENSBOROUGH SUBDIVISION THIRD FILING Abbreviated Description: Lot:2 Block:2 Subdivision:QUEENSBOROUGH SUBDIVISION THIRD FILING

13	.33Mi.	**1006 S MACON ST** **AURORA, CO 80012-3206**	08/07/2026	$435,000	$315	1382	/2/3	1970	10,846 SF

APN: 1973-14-4-03-038 Document #: E6054978
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 2 Subdivision: AURORA KNOLLS SOUTH FIRST FILING Abbreviated Description: Lot:1&2 Subdivision:AURORA KNOLLS SOUTH FIRST FILING Abbreviated Description:SOUTH1.5FT LOT2

14	.34Mi.	**1011 S IRONTON ST** **AURORA, CO 80012-3029**	09/22/2026	$135,000	$142	952	/2/2	1981	SF

APN: 1973-14-3-26-014 Document #: E6066507
Document Type: Special Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STEPPINGTON PLACE CONDOMINIUMS Legal Unit: 204 MapRef: DOC 2409071 Abbreviated Description: Subdivision:STEPPINGTON PLACE CONDOMINIUMS Legal Unit:204 Map Ref:DOC 2409071Abbreviated Description:BUILDING 2

15	.34Mi.	**1011 S IRONTON ST** **AURORA, CO 80012-3030**	07/27/2026	$186,000	$195	952	/2/2	1981	SF

APN: 1973-14-3-26-029 Document #: E6051115
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STEPPINGTON PLACE CONDOMINIUMS Legal Unit: 308 MapRef: MB 3385 PG 301 Abbreviated Description: Subdivision:STEPPINGTON PLACE CONDOMINIUMS Legal Unit:308 Map Ref:MB 3385 PG 301Abbreviated Description:BUILDING 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

16	.35Mi.	**11609 E WALSH PL** **AURORA, CO 80012-3264**	10/21/2026	$375,000	$411	912	/2/1	1971	7,449 SF

APN: 1973-14-4-14-006 Document #: E6073846
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 4 Subdivision: QUEENSBOROGH SUBDIVISION FIRST FILING Abbreviated Description: Lot:30 Block:4 Subdivision:QUEENSBOROGH SUBDIVISION FIRST FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

17	.35Mi.	**659 S NEWARK CT** **AURORA, CO 80012-2214**	10/07/2026	$455,000	$402	1132	/3/2	1971	10,846 SF

APN: 1973-14-1-15-040 Document #: E6070378
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: 6 Subdivision: QUEENSBOROUGH SUBDIVISION THIRD FILING Abbreviated Description: Lot:13 Block:6 Subdivision:QUEENSBOROUGH SUBDIVISION THIRD FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

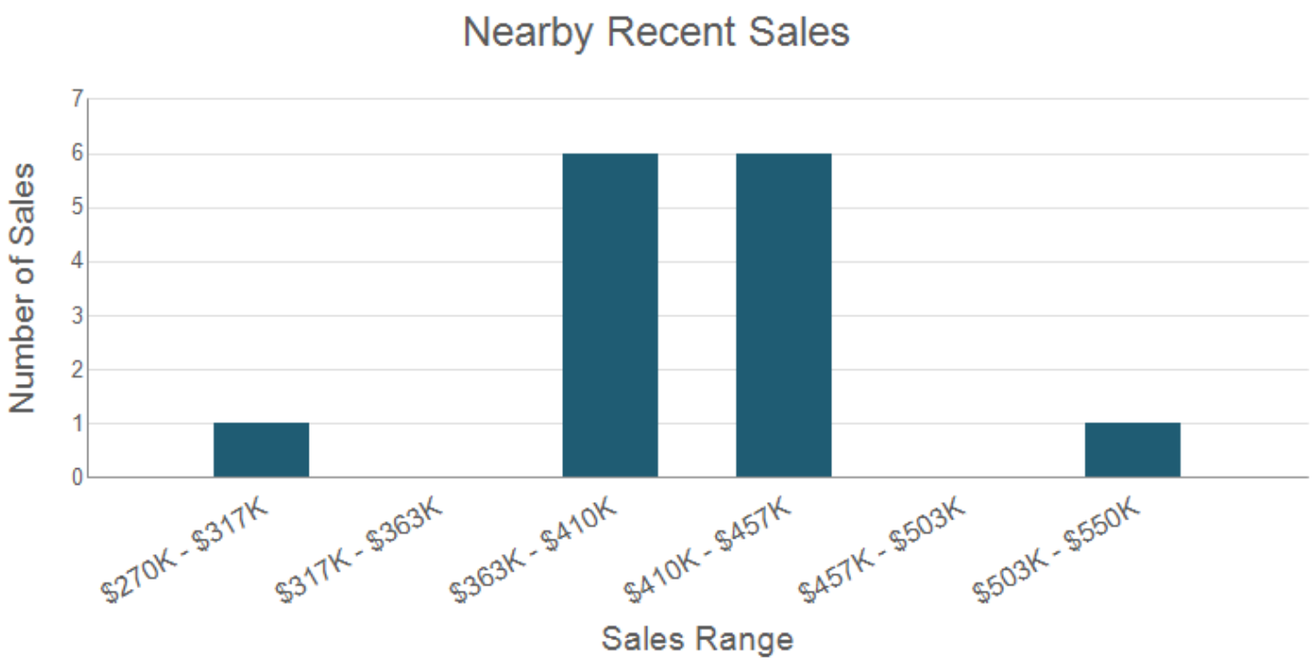
18	.36Mi.	**11630 E WALSH PL**	08/31/2026	$295,000	$251	1176	/4/1	1971	7,231 SF

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		AURORA, CO 80012-3264								
	APN: 1973-14-4-14-013 Document #: E6060666 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 4 Subdivision: QUEENSBOROUGH SUBDIVISION Abbreviated Description: Lot:37 Block:4 Subdivision:QUEENSBOROUGH SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA									
19	.37Mi.	**1017 S MOLINE ST** **AURORA, CO 80012-3211**	09/14/2026	$365,000	$400	912	/3/1	1971	6,970 SF	
	APN: 1973-14-4-03-035 Document #: E6063933 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: AURORA KNOLLS SOUTH SECOND FILING Abbreviated Description: Lot:1 Block:4 Subdivision:AURORA KNOLLS SOUTH SECOND FILING									
20	.38Mi.	**479 S KINGSTON CIR** **AURORA, CO 80012-2205**	07/29/2026	$518,000	$262	1976	/4/3	1979	4,661 SF	
	APN: 1973-14-2-22-043 Document #: E6051845 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Subdivision: PARK VILLAGE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:17 Block:2 Subdivision:PARK VILLAGE SUBDIVISION FILING NO 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA									

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.	**783 S KENTON ST**	**08/18/2017**	$520,700	$32,544	1,299	/3/3	1979	7,841 SF	
.01Mi.	**793 S KENTON ST**	**01/24/2020**	$496,300	$31,019	1,300	/3/2	1979	7,754 SF	
.02Mi.	**805 S KENTON ST**	**11/21/2025**	$511,000	$31,937	2,055	/3/3	1982	7,971 SF	
.03Mi.	**11001 E OHIO PL**	**07/13/2013**	$545,200	$34,075	2,319	/5/4	1981	7,884 SF	
.04Mi.	**815 S KENTON ST**	**09/02/2022**	$459,500	$28,719	1,132	/3/1	1982	7,623 SF	
.04Mi.	**11002 E OHIO PL**	**04/04/2025**	$501,000	$31,313	808	/3/2	1981	7,797 SF	
.04Mi.	**11051 E OHIO PL**	**07/21/2021**	$505,200	$31,575	1,132	/3/2	1981	7,405 SF	
.05Mi.	**825 S KENTON ST**	**02/07/2017**	$476,000	$29,750	808	/2/2	1980	8,015 SF	
.05Mi.	**11052 E OHIO PL**	**12/30/2020**	$518,000	$32,375	2,055	/3/3	1982	7,144 SF	
.06Mi.	**11091 E OHIO PL**	**04/23/2004**	$474,500	$29,656	808	/2/1	1981	8,233 SF	
.06Mi.	**826 S KENTON ST**	**06/12/2025**	$469,600	$29,350	1,132	/3/3	1981	7,841 SF	
.06Mi.	**845 S KENTON ST**	**06/17/2025**	$470,600	$29,412	1,132	/4/2	1982	7,928 SF	
.07Mi.	**11092 E OHIO PL**	**10/29/2014**	$497,400	$31,088	1,390	/3/3	1982	7,841 SF	
.07Mi.	**11053 E ADA PL**	**07/22/2021**	$508,500	$31,781	1,840	/3/3	1979	7,318 SF	
.07Mi.	**865 S KENTON ST**	**07/13/2012**	$480,300	$30,019	1,352	/2/3	1982	8,059 SF	
.07Mi.	**11103 E OHIO PL**	**12/07/2016**	$517,500	$32,344	1,396	/3/5	1982	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	47%

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Demographics & Income

Median Age:	34.1 years old	Households:	21,885
Median Household Income:	$69,683	Households w/Family:	59%
Household Income Per Capita:	$35,370	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

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
0.08Mi.	**Highline Community Elementary School** Number of Students: 435 Student-Teacher Ratio: 13.26	D	Public	KG - 5
1.72Mi.	**Overland High School** Number of Students: 2,228 Student-Teacher Ratio: 17.92 Advanced Placement: Yes	B-	Public	9 - 12
1.75Mi.	**Prairie Middle School** Number of Students: 1,491 Student-Teacher Ratio: 15.21	C-	Public	6 - 8

Flood Report

The Subject Property of **783 S KENTON ST, AURORA, CO 80012-3121** 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	136%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	112%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

No alerts noted

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