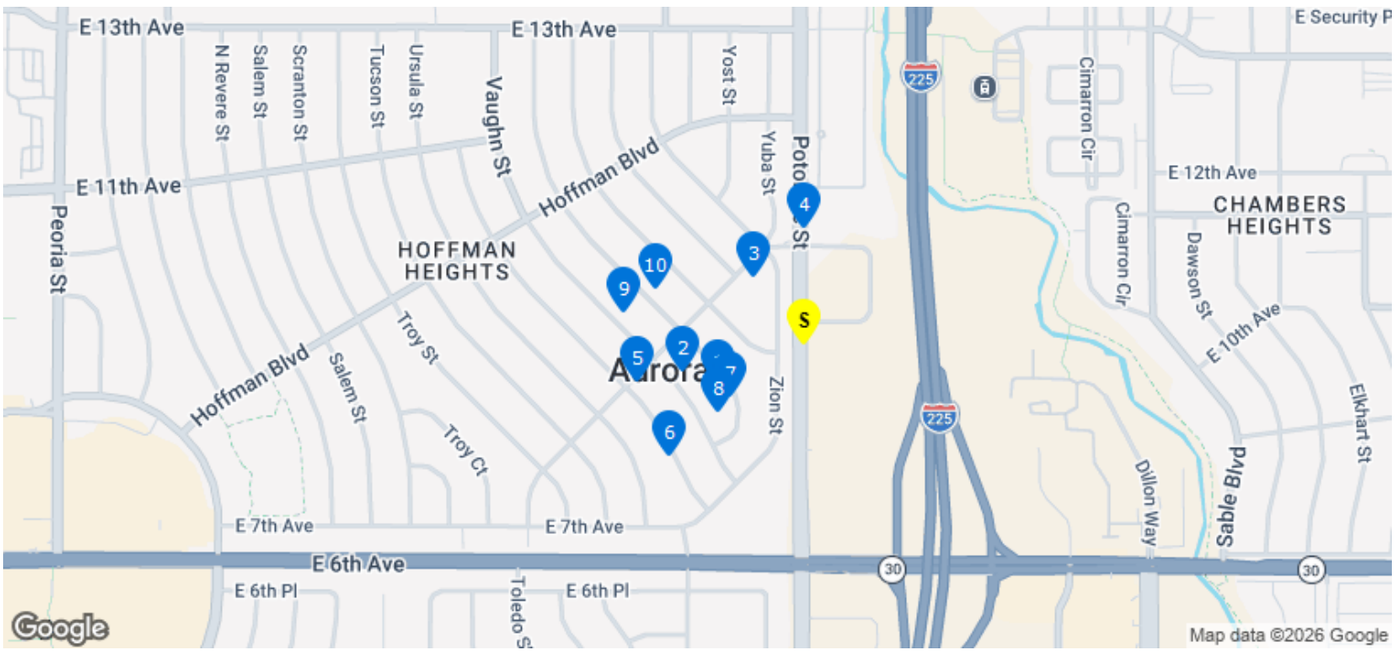
ICE SiteX Report

OrderID: 98809161

SiteX Property Information Report



Subject Property Location

916 ZION ST, AURORA, CO 80011-6612

County:	**ARAPAHOE CO**	Census Tract:	0076.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1973-01-4-01-016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$346,000**	FSD:	12	Common Confidence Score:	66
Value Range:	$304,480 - $387,520	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$161,500	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$231,800	Total Taxable Value:	$2,332
Total Assessed Value:	$24,582	Total Assessor Market Value:	$393,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Block: 34 Subdivision: HOFFMAN TOWN 4TH FLG Sec/Twnship/Range: SEC 01 QTR 4 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 034000 SUBDIVISIONNAME HOFFMAN TOWN 4TH FLG BLOCK 034 LOT 024 LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1074 SF	Baths:	2	Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/13/2026	Sales Price:	N/A
Document #:	E6047395 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/29/2024	Loan Amount:	N/A
Document #:	E4033357 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/28/2024		
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	05/29/2024	Loan Amount:	N/A
Document #:	E4033356 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/28/2024		
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION
Abbreviated Description: FOURTH FILING

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Prior Transfer

Recording Date:	05/29/2024	Sales Price:	$405,000
Document #:	E4033355 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/28/2024		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION
Abbreviated Description: FOURTH FILING

Prior Transfer

Recording Date:	06/07/2022	Sales Price:	$254,308
Document #:	E2062454 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/07/2022	Sales Price:	$12,715
Document #:	E2062425 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/27/2022	Loan Amount:	N/A
Document #:	E2058984 BK-PG -	Loan Type:	Conventional
Contract Date:	05/23/2022		
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION Map Ref: 0
Abbreviated Description: FOURTH FILING

Mortgage Record

Recording Date:	09/21/2017	Loan Amount:	N/A
Document #:	D7107481 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	09/18/2017		
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION Map Ref: 0
Abbreviated Description: FOURTH FILING

Mortgage Record

Recording Date:	09/21/2017	Loan Amount:	N/A
Document #:	D7107480 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/18/2017		
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION
Abbreviated Description: FOURTH FILING

Prior Transfer

Recording Date:	09/21/2017	Sales Price:	$259,000
Document #:	D7107479 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/18/2017		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION
Abbreviated Description: FOURTH FILING

Prior Transfer

Recording Date:	09/18/2017	Sales Price:	$256,400
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN 4TH FLG Sec/Twnship/Range: SEC 01 QTR 4 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 034000 SUBDIVISIONNAME HOFFMAN TOWN 4TH FLG BLOCK 034 LOT 024 LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Prior Transfer

Recording Date:	08/28/2015	Sales Price:	$10,000
Document #:	D5097914 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	10/23/2013	Sales Price:	$10,000
Document #:	D3131285 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/04/2011	Sales Price:	N/A
Document #:	D1032075 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/04/2011		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Prior Transfer

Recording Date:	02/17/2011	Sales Price:	$54,554

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Document #:	D1017024 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	02/17/2011		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Prior Transfer

Recording Date:	03/04/2010	Sales Price:	N/A
Document #:	D0021534 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	01/12/2010		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING
Abbreviated Description: PRIOR REF D0009300 01/29/2010

Prior Transfer

Recording Date:	01/29/2010	Sales Price:	N/A
Document #:	D0009300 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	01/12/2010		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Mortgage Record

Recording Date:	02/12/2009	Loan Amount:	N/A
Document #:	B9013575 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	01/31/2005		
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING Map Ref: 0
Abbreviated Description: PRIOR REF B5015511 02/02/2005

Mortgage Record

Recording Date:	12/07/2006	Loan Amount:	N/A
Document #:	B6172593 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/28/2006		
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Block: 4 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING Map Ref: 0

Prior Transfer

Recording Date:	06/21/2005	Sales Price:	$10,000
Document #:	B5090576 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/25/2005	Sales Price:	$155,458
Document #:	B5057955 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/02/2005	Loan Amount:	N/A
Document #:	B5015511 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/31/2005		
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Prior Transfer

Recording Date:	02/02/2005	Sales Price:	$118,000
Document #:	B5015510 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/31/2005		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Mortgage Record

Recording Date:	02/02/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Mortgage Record

Recording Date:	09/26/2002	Loan Amount:	N/A
Document #:	B2180021 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING Map Ref: 0

Mortgage Record

Recording Date:	07/19/2002	Loan Amount:	N/A
Document #:	B2131754 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:	08/01/2032	Type Finance:	ADJ

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING Map Ref: 0

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Mortgage Record

Recording Date:	05/24/2001	Loan Amount:	N/A
Document #:	B1081865 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	06/01/2031	Type Finance:	ADJ

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING Map Ref: 0

Mortgage Record

Recording Date:	10/05/2000	Loan Amount:	N/A
Document #:	B0128726 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	07/13/2005	Type Finance:	Type Financing not disclosed on document

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING Map Ref: 0

Mortgage Record

Recording Date:	06/18/1999	Loan Amount:	N/A
Document #:	A9100893 BK-PG -	Loan Type:	
Contract Date:	06/09/1999		
TD Due Date:	07/01/2029	Type Finance:	ADJ

Legal Description:
Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING
Abbreviated Description: LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Prior Transfer

Recording Date:	06/18/1999	Sales Price:	$102,000
Document #:	A9100892 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/09/1999		
Document Type:	Deed		

Legal Description:
Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING
Abbreviated Description: LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Prior Transfer

Recording Date:	06/18/1999	Sales Price:	N/A
Document #:	A9100891 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/09/1999		
Document Type:	Deed		

Legal Description:
Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING
Abbreviated Description: LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Prior Transfer

Recording Date:	06/18/1999	Sales Price:	N/A
Document #:	A9100890 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/09/1999		
Document Type:	Deed		

Legal Description:
Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING
Abbreviated Description: LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Mortgage Record

Recording Date:	06/18/1999	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING
Abbreviated Description: LOT 24 BLK 34 HOFFMAN TOWN 4TH FLG

Prior Transfer

Recording Date:	09/06/1995	Sales Price:	$65,000
Document #:	0000092222 BK-PG 8096-311	Type of Sale:	Arms-Length Transfer
Contract Date:	08/31/1995		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Mortgage Record

Recording Date:	09/06/1995	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/31/1995		
TD Due Date:	09/01/2025	Type Finance:	

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Prior Transfer

Recording Date:	07/06/1995	Sales Price:	N/A
Document #:	0000066423 BK-PG 8015-546	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/05/1995		
Document Type:	Deed		

Legal Description:
Block: 34 Subdivision: HOFFMAN TOWN SUBDIVISION FOURTH FILING

Area Sales Analysis

Total Area Sales	$3,682,000	Median # of Bedrooms	3
Median Lot Size	7,188 SF	Median # of Baths	2
Median Living Area	1,074 SF	Median Year Built	1954
Price Range - 2 Yrs	$230,000 to $425,000	Age Range	72 years to 74 years
Median Value	$394,500	Median Age	72.5 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**841 VICTOR ST** **AURORA, CO 80011-6603**	09/11/2026	$305,000	$270	1128	/3/2	1954	6,882 SF	
		APN: 1973-01-4-20-019 Document #: E6063361 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: 60 Subdivision: HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:19 Block:60 Subdivision:HOFFMAN TOWN FIFTH FILING								
2	.15Mi.	**800 VAUGHN ST** **AURORA, CO 80011-6668**	07/21/2026	$425,000	$377	1128	/3/2	1954	8,146 SF	
		APN: 1973-01-4-20-007 Document #: E6049840 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 60 Subdivision: HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:7 Block:60 Subdivision:HOFFMAN TOWN FIFTH FILING								
3	.16Mi.	**1042 YUBA ST** **AURORA, CO 80011-6567**	08/28/2026	$338,000	$315	1072	/3/2	1952	8,668 SF	
		APN: 1973-01-4-01-003 Document #: E6060321 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 34 Subdivision: HOFFMAN TOWN Abbreviated Description: Lot:11 Block:34 Subdivision:HOFFMAN TOWN City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.17Mi.	**884 VAUGHN ST** **AURORA, CO 80011-6668**	08/03/2026	$410,000	$382	1074	/3/2	1954	7,754 SF	
		APN: 1973-01-4-20-001 Document #: E6053603 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 60 Subdivision: HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:1 Block:60 Subdivision:HOFFMAN TOWN FIFTH FILING								
5	.22Mi.	**930 VICTOR ST** **AURORA, CO 80011-6550**	07/17/2026	$390,000	$363	1074	/2/2	1953	7,449 SF	
		APN: 1973-01-4-15-012 Document #: E6049142 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 41 Subdivision: HOFFMAN TOWN FOURTH FILING Abbreviated Description: Lot:12 Block:41 Subdivision:HOFFMAN TOWN FOURTH FILING								
6	.23Mi.	**810 UVALDA ST** **AURORA, CO 80011-6662**	06/22/2026	$230,000	$214	1074	/3/2	1953	6,795 SF	
		APN: 1973-01-4-13-021 Document #: E6042600 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 43 Subdivision: HOFFMAN TOWN FOURTH FILING Abbreviated Description: Lot:21 Block:43 Subdivision:HOFFMAN TOWN FOURTH FILING								
7	.24Mi.	**755 UVALDA ST** **AURORA, CO 80011-6659**	10/21/2026	$380,000	$337	1128	/3/2	1954	6,578 SF	
		APN: 1973-01-4-22-024 Document #: E6073614 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 58 Subdivision: HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:24 Block:58 Subdivision:HOFFMAN TOWN FIFTH FILING City/Muni/Twp:ENGLEWOOD City/Muni/Twp: ENGLEWOOD								
8	.26Mi.	**756 URSULA ST** **AURORA, CO 80011-6654**	07/24/2026	$380,000	$271	1401	/3/2	1954	8,233 SF	
		APN: 1973-01-4-22-005 Document #: E6051055 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 58 Subdivision: HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:5 Block:58 Subdivision:HOFFMAN TOWN FIFTH FILING								
9	.31Mi.	**1200 YOST ST** **AURORA, CO 80011-6537**	09/02/2026	$390,000	$282	1384	/4/2	1953	8,102 SF	
		APN: 1973-01-1-18-009 Document #: E6061501 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 19 Subdivision: HOFFMAN TOWN SECOND FILING Abbreviated Description: Lot:9 Block:19 Subdivision:HOFFMAN TOWN SECOND FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
10	.33Mi.	**820 TUCSON ST** **AURORA, CO 80011-6650**	09/28/2026	$420,000	$259	1621	/3/2	1953	16,291 SF	
		APN: 1973-01-4-11-019 Document #: E6067996 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 45 Subdivision: HOFFMAN TOWN Abbreviated Description: Lot:19 Block:45 Subdivision:HOFFMAN TOWN City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
11	.34Mi.	**1209 XANADU ST** **AURORA, CO 80011-6530**	07/22/2026	$395,000	$368	1072	//2	1952	8,102 SF	
		APN: 1973-01-1-15-016 Document #: E6050473 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 16 Subdivision: HOFFMAN TOWN SECOND FILING Abbreviated Description: Lot:16 Block:16 Subdivision:HOFFMAN TOWN SECOND FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
12	.36Mi.	**1225 XANADU ST** **AURORA, CO 80011-6530**	10/02/2026	$425,000	$387	1098	/3/2	1952	7,797 SF	
		APN: 1973-01-1-15-018 Document #: E6069423 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 16 Subdivision: HOFFMAN TOWN SECOND FILING Abbreviated Description: Lot:18 Block:16 Subdivision:HOFFMAN TOWN SECOND FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
13	.37Mi.	**720 TROY ST** **AURORA, CO 80011-6637**	08/25/2026	$439,000	$313	1401	/3/2	1954	9,540 SF	
		APN: 1973-01-4-24-004 Document #: E6059091 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 56 Subdivision: 6 HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:4 Block:56 Subdivision:6 HOFFMAN TOWN FIFTH FILING								
14	.37Mi.	**880 TUCSON ST** **AURORA, CO 80011-6650**	06/18/2026	$420,000	$300	1401	/3/2	1953	8,364 SF	

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APN: 1973-01-4-11-013 Document #: E6042179
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: 45 Subdivision: HOFFMAN TOWN FIFTH FILING Abbreviated Description: Lot:13 Block:45 Subdivision:HOFFMAN TOWN FIFTH FILING

15	.38Mi.	**1001 VICTOR ST** **AURORA, CO 80011-6508**	06/30/2026	$440,000	$388	1134	/3/2	1952	7,797 SF

APN: 1973-01-4-03-003 Document #: E6044875
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 13 Subdivision: HOFFMAN TOWN SECOND FILING Abbreviated Description: Lot:22 Block:13 Subdivision:HOFFMAN TOWN SECOND FILING

16	.4Mi.	**13196 E 6TH PL** **AURORA, CO 80011-8505**	10/22/2026	$590,000	$509	1160	/3/2	1961	10,019 SF

APN: 1973-12-1-09-008 Document #: E6074116
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: PARK EAST THIRD FILING Abbreviated Description: Lot:17 Block:4 Subdivision:PARK EAST THIRD FILING City/Muni/Twp:AURORA City/Muni/Twp: AURORA

17	.4Mi.	**1296 YOST ST** **AURORA, CO 80011-6537**	08/06/2026	$268,500	$250	1072	/3/2	1953	8,102 SF

APN: 1973-01-1-18-001 Document #: E6054487
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 19 Subdivision: HOFFMAN TOWN SECOND FILING Abbreviated Description: Lot:1 Block:19 Subdivision:HOFFMAN TOWN SECOND FILING

18	.4Mi.	**761 TROY ST** **AURORA, CO 80011-6690**	06/25/2026	$440,000	$231	1901	/4/2	1953	11,413 SF

APN: 1973-01-4-09-019 Document #: E6043823
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Block: 47 Subdivision: HOFFMAN TOWN SIXTH FILING Abbreviated Description: Lot:29 Block:47 Subdivision:HOFFMAN TOWN SIXTH FILING

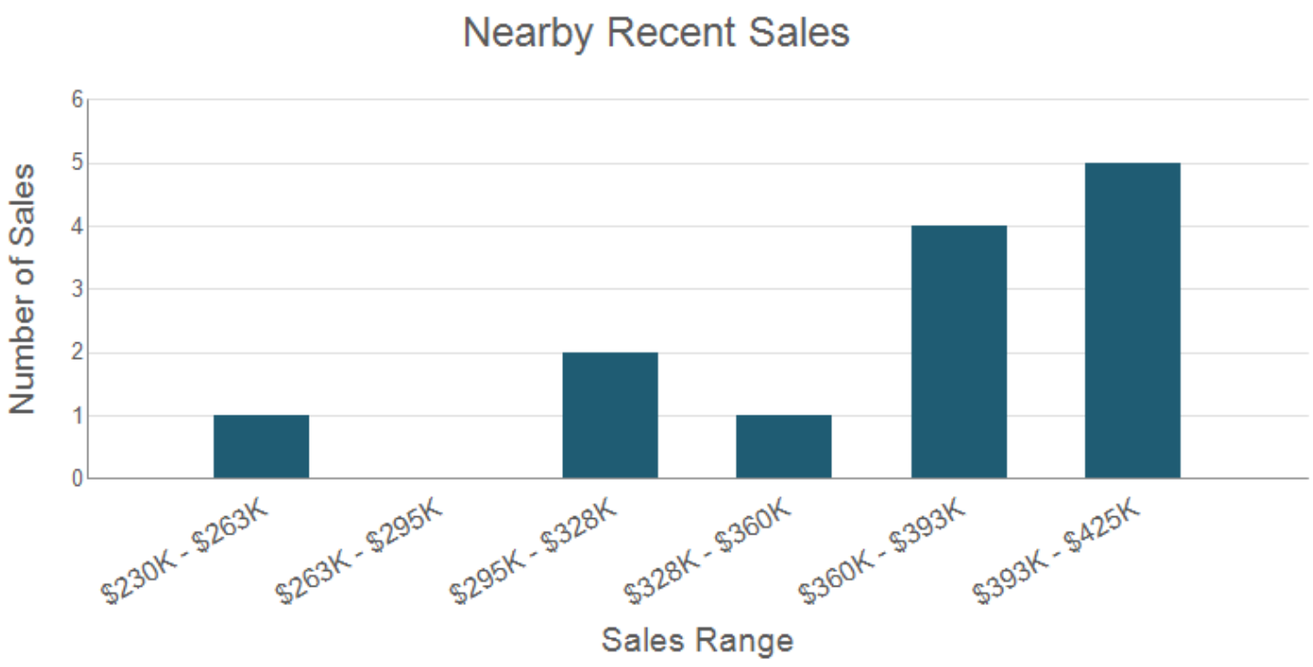
19	.41Mi.	**771 TROY ST** **AURORA, CO 80011-6690**	09/22/2026	$390,000	$228	1713	/3/2	1953	11,456 SF

APN: 1973-01-4-09-020 Document #: E6066654
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 30 Block: 47 Subdivision: HOFFMAN TOWN SIXTH FILING Abbreviated Description: Lot:30 Block:47 Subdivision:HOFFMAN TOWN SIXTH FILING

20	.44Mi.	**700 BILLINGS ST** **AURORA, CO 80011-6737**	10/30/2026	$350,000	$207	1694	//	1984	5,401 SF

APN: 1975-06-3-09-015 Document #: E6076613
Document Type: Warranty Deed Price Code:
Land Use: Condominiums (Industrial)
Legal: Subdivision: I-225 TRADE CENTER Phase No: II Legal Unit: G MapRef: MB 4125 PG 330 Abbreviated Description: Subdivision:I-225 TRADE CENTER Phase No:II Map Ref:MB 4125 PG 330Abbreviated Description:BUILDING 1 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.

ICE SiteX Report

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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.	**916 ZION ST**	**05/28/2024**	$393,300	$24,582	1,074	/3/2	1953	6,098 SF	
.01Mi.	**924 ZION ST**	**08/15/2022**	$344,700	$21,544	1,072	/3/2	1953	6,098 SF	
.01Mi.	**908 ZION ST**	**10/24/2022**	$376,200	$23,513	1,098	/3/2	1953	6,011 SF	
.02Mi.	**932 ZION ST**	**02/13/2017**	$345,200	$21,575	1,074	/3/2	1953	6,273 SF	
.02Mi.	**900 ZION ST**	**08/07/2018**	$451,500	$28,219	1,350	//2	1953	6,229 SF	
.03Mi.	**911 ZION ST**	**01/12/2022**	$399,700	$24,981	1,074	/3/2	1953	7,275 SF	
.03Mi.	**896 ZION ST**	**05/29/2012**	$362,900	$22,682	1,026	/3/2	1953	6,273 SF	
.03Mi.	**940 ZION ST**	**03/06/2020**	$455,000	$28,438	1,322	/3/3	1953	6,360 SF	
.04Mi.	**900 WHEELING ST**	**01/30/2014**	$433,200	$27,075	1,616	/3/2	1953	10,367 SF	
.04Mi.	**921 ZION ST**	**10/26/2018**	$433,100	$27,069	1,098	/3/2	1953	7,754 SF	
.04Mi.	**931 ZION ST**	**12/31/2000**	$378,600	$23,663	1,074	//2	1953	9,365 SF	
.05Mi.	**890 ZION ST**	**01/25/2024**	$375,700	$23,482	1,074	/3/2	1953	6,055 SF	
.05Mi.	**948 ZION ST**	**02/11/2011**	$358,700	$22,419	1,074	/3/2	1953	6,142 SF	
.05Mi.	**916 WHEELING ST**	**11/05/2004**	$391,500	$24,469	1,350	/3/2	1953	7,667 SF	
.05Mi.	**941 ZION ST**	**07/09/2015**	$396,700	$24,794	1,548	/3/2	1952	10,672 SF	
.05Mi.	**903 WHEELING ST**	**11/07/2018**	$387,900	$24,244	1,478	//2	1958	10,280 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	32.3 years old	Households:	18,265
Median Household Income:	$61,848	Households w/Family:	62%
Household Income Per Capita:	$27,303	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Adams-Arapahoe School District 28j	Students:	38,702
Number of Schools:	58	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Vaughn Elementary School** Number of Students: 446 Student-Teacher Ratio: 17.84	F	Public	PK - 5
1.21Mi.	**Aurora Central High School** Number of Students: 2,468 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **916 ZION ST, AURORA, CO 80011-6612** 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	119%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	113%	HIGHER
MURDER	109%	SIMILAR
OVERALL	108%	SIMILAR

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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ICE SiteX Report

OrderID: 98809161

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