

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	6	2	N/A	\$852,000	05/07/2021
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,037	9,278	1940	SFR	

OWNER INFORMATION			
Owner Name	303 Residents LLC	Mailing ZIP 4	7123
Mailing Address	98 Glenmoor Ln	Mailing Carrier Route	C053
Mailing City & State	Englewood, CO	Owner Occupied	No
Mailing Zip	80113		

COMMUNITY INSIGHTS			
Median Home Value	\$799,165	School District	ENGLEWOOD SCHOOL DISTRICT NO. 1 IN THE COUNTY OF ARAPAHOE
Median Home Value Rating	8 / 10	Family Friendly Score	7 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	4 / 100	Walkable Score	85 / 100
Total Incidents (1 yr)	352	Q1 Home Price Forecast	\$802,475
Standardized Test Rank	56 / 100	Last 2 Yr Home Appreciation	5%

LOCATION INFORMATION			
Property Zip	80113	Topography	Flat/Level
Property Zip4	2711	Neighborhood Code	Hawthorn-1054
Property Carrier Route	C070	Township	04S
School District	Englewood 1	Range	68W
Elementary School	Charles Hay	Section	34
Middle School	Englewood	Quarter	SE
High School	Englewood	Block	6
Subdivision	Hawthorn	Lot	28
Census Tract	59.51	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
PIN	1971-34-4-14-014	% Improved	74%
Alternate PIN	031032270	Tax District	0010
Schedule Number	197134414014		
Legal Description	LOTS 28-30 BLK 6 HAWTHORN		

ASSESSMENT & TAX				
Assessment Year	2025 - Preliminary	2024	2023	2022
Market Value - Land	\$281,600	\$260,700	\$260,700	\$175,000
Market Value - Improved	\$633,900	\$744,200	\$744,200	\$444,800
Market Value - Total	\$915,500	\$1,004,900	\$1,004,900	\$619,800
Assessed Value - Land	\$17,600			\$12,163
Assessed Value - Improved	\$39,619			\$30,914
Assessed Value - Total	\$57,219	\$63,643	\$71,046	\$43,077
YOY Assessed Change (%)	-10.09%	-10.42%	64.93%	
YOY Assessed Change (\$)	-\$6,424	-\$7,403	\$27,969	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,138		
2023	\$4,477	\$1,339	42.68%
2024	\$5,075	\$598	13.36%

CHARACTERISTICS			
Lot Frontage	75	Baths - Total	Tax: 2 MLS: 3
Lot Depth	125	MLS Total Baths	3
Lot Acres	0.213	Baths - Full	2
Lot Sq Ft	9,278	Stories	1
Land Use - County	Single Family Resid	Cooling Type	Evap Cooler
Land Use - CoreLogic	SFR	Heat Fuel Type	Gas

Building Type	Single Family	Heat Type	Heated
Style	Ranch	Patio Type	Deck
Year Built	1940	Garage Type	Detached Garage
Bldg Sq Ft - Above Ground	1,424	Garage Capacity	MLS: 2
Bldg Sq Ft - Basement	1,368	Garage Sq Ft	324
Bldg Sq Ft - Finished Basement	1,368	Roof Material	Asphalt Shingle
Bldg Sq Ft - Finished	Tax: 2,792 MLS: 3,037	Exterior	Vinyl
Bldg Sq Ft - 1st Floor	1,424	Floor Cover	Hardwood
Basement Type	Tax: Finished MLS: Concrete Perimeter	Foundation	Concrete
# Buildings	1	Quality	Good
Bedrooms	Tax: 3 MLS: 6	Equipment	Disposal

FEATURES	
Feature Type	Size/Qty
Outbldg Parking Res	432
Outbldg Living Res	306
Basement Finish	1,368
Deck	258
First Floor	1,424
Basement Total	1,368
Covered Porch	128

SELL SCORE			
Rating	Very High	Value As Of	2025-11-16 04:33:34
Sell Score	917		

RENTAL TRENDS			
Estimated Value	3842	Cap Rate	3.4%
Estimated Value High	5529	Forecast Standard Deviation (FSD)	0.44
Estimated Value Low	2155		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Id	8642760	MLS Listing Contract Date	03/04/2021
MLS Days On Market	7	MLS Close Date	05/07/2021
MLS Status	Closed	MLS List Office Name	RE/MAX PROFESSIONALS
MLS Status Change Date	05/10/2021	MLS List Agent Full Name	972095-Lisa Chirico
MLS Current Price	\$849,000	MLS Buyer Agent Full Name	321080-Jeff Bernard
MLS Original List Price	\$849,000	MLS Buyer Office Name	LIV SOTHEBY'S INTERNATIONAL REALTY
MLS Close Price	\$852,000	MLS Source	REcolorado

MLS Listing #	9825554
MLS Source History	REcolorado
MLS Status	Closed
MLS Listing Price	\$489,000
MLS Orig Listing Price	\$489,000
MLS Listing Close Price	\$482,500
MLS Listing Date	01/26/2017
MLS Close Date Hist	03/03/2017

LAST MARKET SALE & SALES HISTORY			
Sale Date	05/07/2021	Deed Type	Special Warranty Deed
Sale Price	\$852,000	Owner Name	303 Residents LLC
Price per SqFt - Finished	\$305.16	Seller	Carnrick Amy
Document Number	E1075865		

Sale Date	05/07/2021	05/07/2021	03/03/2017	08/26/2016	05/03/2002
Sale Price		\$852,000	\$482,500	\$430,000	\$252,000
Nominal	Y				
Buyer	303 Residents LLC	Kelley Bruce A & Evan A	Carnrick Amy	Fisher Judie	Johnson Sarai M
Buyer		Kelley Evan A			

Seller	Kelley Bruce A & Evan A	Carnrick Amy	Fisher Judie	Johnson Sarai M	Mcdermott Sheena
Document Number	E1075867	E1075865	D7025577	D6095320	B2086818
Document Type	Quit Claim Deed	Special Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Title Company		Prestige Title	Capital Title	Capital Title	Land Title Corp

Sale Date	03/29/2001	11/11/1999	02/10/1999
Sale Price	\$236,000		\$160,000
Nominal		Y	
Buyer	Mcdermott Sheena	Schulze Eric P & Jessica L	Eatherton Jessica L
Buyer		Schulze Jessica L	
Seller	Schulze Eric P & Jessica L	Eatherton Jessica L	Delzell Lucile B
Document Number	B1056256	A9183432	A9028259
Document Type	Warranty Deed	Quit Claim Deed	Special Warranty Deed
Title Company	Chicago Title Co		

MORTGAGE HISTORY					
Mortgage Date	05/10/2021	07/25/2018	03/06/2017	07/05/2011	04/20/2004
Mortgage Amount	\$585,000	\$60,000	\$432,500	\$111,000	\$40,000
Mortgage Lender	Universal Lending	State Farm Bk Fsb	State Farm Bk Fsb	Universal Lending	Usaa Fsb
Borrower	Kelley Bruce A	Carnrick Amy	Carnrick Amy	Johnson Sarai M	Johnson Sarai M
Borrower	Kelley Evan A				
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Resale	Refi	Resale	Refi	Refi
Mortgage Int Rate Type		Adjustable Int Rate Loan			Fixed Rate Loan
Mortgage Term	30	25	30	30	20
Mortgage Term	Years	Years	Years	Years	Years
Title Company		Accurate Equity Grp		Title Assure Inc	

Mortgage Date	06/26/2003	05/09/2002	04/16/2001
Mortgage Amount	\$144,650	\$145,000	\$224,200
Mortgage Lender	Abm Mtg LLC	Principal Resid'l Mtg Inc	Cherry Creek Mtg
Borrower	Johnson Sarai M	Johnson Sarai M	Mcdermott Sheena
Borrower			
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Resale	Resale
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan	
Mortgage Term	30	30	30
Mortgage Term	Years	Years	Years
Title Company	Security Title Co		

