

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	2	1	N/A	\$395,000	03/31/2017
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,235	1,007	1896	TH/RH	

OWNER INFORMATION			
Owner Name	Levasseur Adam	Mailing ZIP 4	1806
Mailing Address	3416 E 16th Ave (no mail)	Mailing Carrier Route	C046
Mailing City & State	Denver, CO	Owner Occupied	Yes
Mailing Zip	80206	DMA No Mail Flag	Y

COMMUNITY INSIGHTS			
Median Home Value	\$961,399	School District	SCHOOL DISTRICT NO. 1 IN THE C OUNTY OF DENVER AND STATE OF C
Median Home Value Rating	9 / 10	Family Friendly Score	17 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	11 / 100	Walkable Score	87 / 100
Total Incidents (1 yr)	210	Q1 Home Price Forecast	\$971,300
Standardized Test Rank	88 / 100	Last 2 Yr Home Appreciation	7%

LOCATION INFORMATION			
Property Zip	80206	Neighborhood Code	S City Park-0256
Property Zip4	1806	Neighborhood Name (OnBoard)	City Park
Property Carrier Route	C046	Traffic	Local
School District	Denver County 1	Township	03S
Elementary School	Teller	Range	68W
Middle School	Morey	Section	36
High School	East	Quarter	SE
Subdivision	Colfax Ave Park Sub	Block	19
Zoning	U-TU-B	Lot	1
Census Tract	37.01	Within 250 Feet of Multiple Flood Z one	No
Topography	Flat/Level		

TAX INFORMATION			
PIN	2364-11-047	% Improved	87%
Schedule Number	0236411047000	Tax District	DENV
Legal Description	COLFAX AVENUE PARK SUB B19 E 53.5FT OF L1 & E 53.5FT OF N10. 83FT OF L2 EXC E 25.4FT THEREO F		

ASSESSMENT & TAX				
Assessment Year	2025 - Preliminary	2024	2023	2022
Market Value - Land	\$71,800	\$71,800	\$67,800	\$67,800
Market Value - Improved	\$391,800	\$488,300	\$334,700	\$334,700
Market Value - Total	\$463,600	\$560,100	\$402,500	\$402,500
Assessed Value - Land	\$4,810	\$1,130	\$1,130	\$4,710
Assessed Value - Improved	\$26,250	\$32,720	\$32,720	\$23,260
Assessed Value - Total	\$31,060	\$33,850	\$33,850	\$27,970
YOY Assessed Change (%)	-8.24%	0%	21.02%	
YOY Assessed Change (\$)	-\$2,790	\$0	\$5,880	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$2,224		
2023	\$2,623	\$399	17.92%
2024	\$2,681	\$58	2.22%

CHARACTERISTICS			
Lot Acres	0.0231	Bedrooms	MLS: 2
Lot Sq Ft	1,007	Baths - Total	MLS: 2
Land Use - County	Row House Misc	MLS Total Baths	2
Land Use - CoreLogic	Townhouse/Rowhouse	Baths - Full	MLS: 1

Year Built	1896	Stories	MLS: 1
Bldg Sq Ft - Finished	Tax: 650 MLS: 1,235	Heat Type	Warm Air
Basement Type	MLS: Slab	Exterior	Brick
# Buildings	1		

SELL SCORE			
Rating	Very High	Value As Of	2025-11-16 04:33:37
Sell Score	928		

ESTIMATED VALUE			
RealAVM™	\$530,000	Confidence Score	86
RealAVM™ Range	\$484,900 - \$575,100	Forecast Standard Deviation	9
Value As Of	11/03/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM 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 an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2001	Cap Rate	2.4%
Estimated Value High	3087	Forecast Standard Deviation (FSD)	0.54
Estimated Value Low	915		

(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	1840179	MLS Listing Contract Date	02/28/2017
MLS Days On Market	6	MLS Close Date	03/31/2017
MLS Status	Closed	MLS List Office Name	STEADMAN REAL ESTATE, LLC
MLS Status Change Date	03/31/2017	MLS List Agent Full Name	048812-Richard Steadman
MLS Current Price	\$365,000	MLS Buyer Agent Full Name	055955-Kristin Boritzke
MLS Original List Price	\$365,000	MLS Buyer Office Name	USAJ REALTY
MLS Close Price	\$395,000	MLS Source	REcolorado

MLS Listing #	8230847
MLS Source History	REcolorado
MLS Status	Closed
MLS Listing Price	\$314,900
MLS Orig Listing Price	\$314,900
MLS Listing Close Price	\$314,900
MLS Listing Date	06/25/2015
MLS Close Date Hist	07/30/2015

LAST MARKET SALE & SALES HISTORY			
Sale Date	03/31/2017	Deed Type	Warranty Deed
Sale Price	\$395,000	Owner Name	Levasseur Adam
Price per SqFt - Finished	\$607.69	Seller	Amir Karen
Document Number	42415		

Sale Date	03/31/2017	07/30/2015	05/20/2003	04/25/2003	04/25/2003
Sale Price	\$395,000	\$314,900			\$185,000
Nominal			Y	Y	
Buyer	Levasseur Adam	Amir Karen	Duval Darla M	Kinner Matthew D	Duval Darla M
Buyer		Monroe Michael			
Seller	Amir Karen	Duval Darla M	Kinner Matthew D	Duval Darla M	Kinner Matthew D
Document Number	42415	108040	118413	118412	85621
Document Type	Warranty Deed	Warranty Deed	Quit Claim Deed	Quit Claim Deed	Warranty Deed
Title Company	Land Title Guarantee	Heritage Title Co.			Land Title Corp

Sale Date	12/16/2002	12/11/2000	08/1973
Sale Price	\$220,000		\$18,500
Nominal		Y	

Buyer	Kinner Matthew D	Johnson Robert L	Johnson Robert L
Buyer			
Seller	Johnson Robert L	Johnson Robert L	
Document Number	245232	182163	750-153
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Title Company	Land Title Corp		

MORTGAGE HISTORY					
Mortgage Date	07/16/2020	03/31/2017	08/04/2015	04/25/2012	03/26/2010
Mortgage Amount	\$348,000	\$360,014	\$309,195	\$140,000	\$153,600
Mortgage Lender	Home Pt Fin'l Corp	Finance Of America Mtg LLC	Catalyst Lndg Inc	Interbank Mtg	US Bk National Assn
Borrower	Levasseur Adam	Levasseur Adam	Amir Karen	Duval Darla M	Duval Darla M
Borrower			Monroe Michael		
Mortgage Type	Conventional	Conventional	Fha	Conventional	Conventional
Mortgage Purpose	Refi	Resale	Resale	Refi	Refi
Mortgage Int Rate					
Mortgage Int Rate Type					
Mortgage Term	30	30	30	30	30
Mortgage Term	Years	Years	Years	Years	Years
Title Company	Homestead Title & Escrow			Custom Recording Solutions	Williams Title Guarantee & Esc

Mortgage Date	05/09/2003	12/23/2002
Mortgage Amount	\$187,310	\$165,000
Mortgage Lender	Gmac Mtg	First Horizon Hm Ln Corp
Borrower	Duval Darla M	Kinner Matthew D
Borrower		
Mortgage Type	Conventional	Conventional
Mortgage Purpose	Resale	Resale
Mortgage Int Rate		5.125
Mortgage Int Rate Type	Fixed Rate Loan	Adjustable Int Rate Loan
Mortgage Term	30	30
Mortgage Term	Years	Years
Title Company		

PROPERTY MAP

*Lot Dimensions are Estimated