

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	4	3	1	\$740,000	09/10/2015
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,192	5,400	2003	SFR	

OWNER INFORMATION			
Owner Name	Shahidi Family Trust	Mailing ZIP 4	2713
Mailing Address	9151 E 29th Ave	Mailing Carrier Route	R066
Mailing City & State	Denver, CO	Owner Occupied	Yes
Mailing Zip	80238		

COMMUNITY INSIGHTS			
Median Home Value	\$1,020,978	School District	SCHOOL DISTRICT NO. 1 IN THE C OUNTY OF DENVER AND STATE OF C
Median Home Value Rating	10 / 10	Family Friendly Score	72 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	51 / 100	Walkable Score	75 / 100
Total Incidents (1 yr)	119	Q1 Home Price Forecast	\$1,032,122
Standardized Test Rank	78 / 100	Last 2 Yr Home Appreciation	5%

LOCATION INFORMATION			
Property Zip	80238	Topography	Flat/Level
Property Zip4	2713	Neighborhood Code	Stapleton-0101
Property Carrier Route	R066	Traffic	Local
School District	Denver County 1	Township	03S
Elementary School	Hallett Academy	Range	67W
Middle School	Dsst Montview Ms	Section	27
High School	Dsst: Montview	Quarter	SW
Subdivision	Stapleton Filing 5	Block	6
Zoning	R-MU-20	Lot	11
Census Tract	41.08	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION			
PIN	1273-03-011	% Improved	84%
Schedule Number	0127303011000	Tax District	425I
Legal Description	STAPLETON FLG #5 B6 L11		

ASSESSMENT & TAX				
Assessment Year	2025 - Preliminary	2024	2023	2022
Market Value - Land	\$174,300	\$174,300	\$174,300	\$174,300
Market Value - Improved	\$1,063,000	\$926,800	\$766,200	\$766,200
Market Value - Total	\$1,237,300	\$1,101,100	\$940,500	\$940,500
Assessed Value - Land	\$11,680	\$7,990	\$7,990	\$12,110
Assessed Value - Improved	\$71,220	\$62,100	\$62,100	\$53,250
Assessed Value - Total	\$82,900	\$70,090	\$70,090	\$65,360
YOY Assessed Change (%)	18.28%	0%	7.24%	
YOY Assessed Change (\$)	\$12,810	\$0	\$4,730	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$9,236		
2023	\$10,117	\$881	9.54%
2024	\$10,254	\$138	1.36%

CHARACTERISTICS			
Lot Acres	0.124	Baths - Total	MLS: 4
Lot Sq Ft	5,400	MLS Total Baths	4
Land Use - County	Single Family Resident	Baths - Full	MLS: 3
Land Use - CoreLogic	SFR	Baths - Half	MLS: 1
Year Built	2003	Stories	MLS: 2
Bldg Sq Ft - Finished	3,192	Heat Type	Warm Air

Basement Type	MLS: Slab	Garage Capacity	MLS: 2
# Buildings	1	Exterior	Frame/Masonry
Bedrooms	MLS: 4		

SELL SCORE			
Rating	Very High	Value As Of	2025-11-16 04:33:37
Sell Score	859		

ESTIMATED VALUE			
RealAVM™	\$1,131,500	Confidence Score	96
RealAVM™ Range	\$1,060,100 - \$1,202,900	Forecast Standard Deviation	6
Value As Of	11/10/2025		

(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	4116	Cap Rate	2.3%
Estimated Value High	6332	Forecast Standard Deviation (FSD)	0.54
Estimated Value Low	1900		

(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	9396779	MLS Original List Price	\$1,285,000
MLS Days On Market	44	MLS Listing Contract Date	05/18/2024
MLS Status	Expired	MLS List Office Name	HOMESMART
MLS Status Change Date	07/01/2024	MLS List Agent Full Name	022718-Debra Wallingford
MLS Current Price	\$1,249,000	MLS Source	REcolorado

MLS Listing #	9612018
MLS Source History	REcolorado
MLS Status	Closed
MLS Listing Price	\$715,000
MLS Orig Listing Price	\$715,000
MLS Listing Close Price	\$740,000
MLS Listing Date	07/09/2015
MLS Close Date Hist	09/10/2015

LAST MARKET SALE & SALES HISTORY			
Sale Date	09/10/2015	Deed Type	Warranty Deed
Sale Price	\$740,000	Owner Name	Shahidi Family Trust
Price per SqFt - Finished	\$231.83	Seller	Mickelson Debra L
Document Number	128162		

Sale Date	10/12/2023	09/10/2015	06/25/2004
Sale Price		\$740,000	\$619,679
Nominal	Y		
Buyer	Shahidi Family Trust	Shahidi Andrew & Sharon	Mickelson Debra L
Buyer		Shahidi Sharon	
Seller	Shahidi Andrew & Sharon	Mickelson Debra L	Beazer Homes Holdings Corp
Document Number	116941	128162	143099
Document Type	Bargain & Sale Deed	Warranty Deed	Special Warranty Deed
Title Company		Land Title Guarantee	

MORTGAGE HISTORY			
Mortgage Date	10/21/2020	09/11/2015	
Mortgage Amount	\$510,400	\$592,000	
Mortgage Lender	Plum Crk Fndg	Plum Crk Fndg	
Borrower	Shahidi Andrew	Shahidi Andrew	
Borrower	Shahidi Sharon	Shahidi Sharon	

Mortgage Type	Conventional	Conventional
Mortgage Purpose	Refi	Resale
Mortgage Term	30	30
Mortgage Term	Years	Years
Title Company	First American Title Insurance	

