Intelligent Property Report

Subject 946 GLEN OAKS AVE, CASTLE PINES, CO 80108-9200
Value Type: PV
As Of Date:
Order ID: 32618307

Birchwood CREDIT SERVICES, INC.

Subject Valuation

Estimated Value: $613,400
Confidence Score: 97%
Value Range: $490,700 to $736,100

Est. Value Change - Last Yr:	$42,371
Est. Value Change - Next Qtr:	$8,879

Neighborhood Area Intel

Total Property Count: 4,859

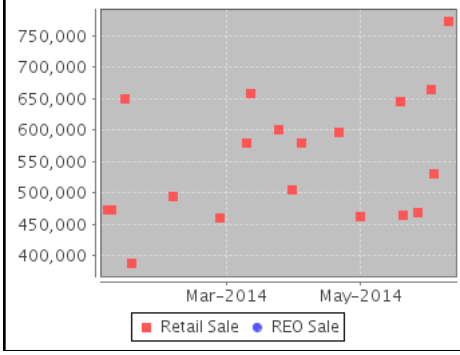
Area Analysis

(Based upon DSF type properties in the subject's neighborhood area over the previous 1 year)

Property Sales Count: 406
Percent Non-Owner Occupied: 13.05%

	Subject	Min	Avg	Max
Sale Price	$613,400	$150,000	$503,557	$1,515,462
Main Sq Ft	3217	1	2,759	11,400
Year Built	1986	1872	2001	2012
Lot Area	0.39	0.02	0.50	399.43
Price per Sq Ft	$190.67	$76.00	$188.00	$381.00
Bedrooms	4	1	3.43	9
Bathrooms	3.00	1.00	3.28	9.00
Bsmnt Sq Ft	1743	100	1,489.79	6,068
Basement Finished Sq Ft	1395	54.00	1,277.95	4,431.00

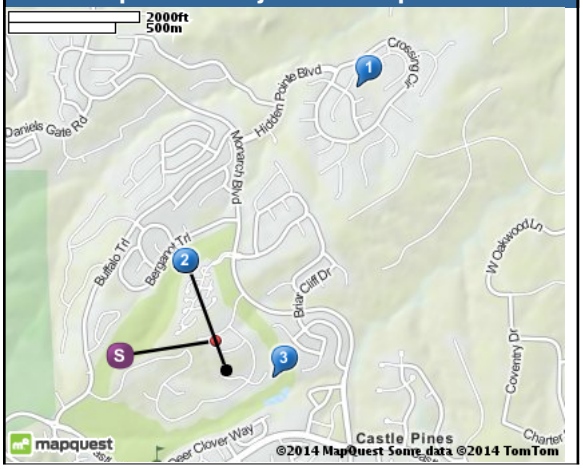
Area Sales Chart - 2S style properties



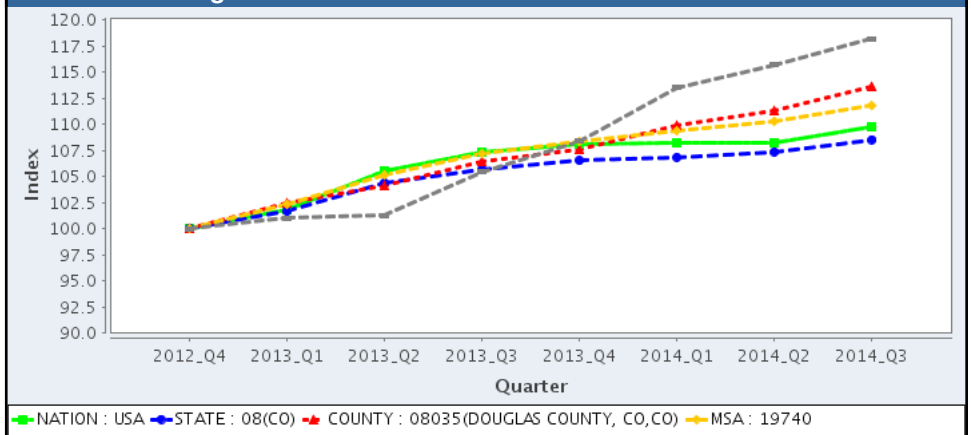
Comparable Sales

		Subject	Sale Comp - 1	Sale Comp - 2	Sale Comp - 3
Address		946 GLEN OAKS AVE, CASTLE PINES, CO 80108-9200	8702 FAWNWOOD DR, CASTLE PINES, CO 80108	911 SHADY OAK LN, CASTLE PINES, CO 80108	7764 OAKVIEW PL, CASTLE PINES, CO 80108
Distance (miles)			0.98	0.11	0.23
Subdivision		GLEN OAKS	GREEN VALLEY	GLEN OAKS	GLEN OAKS
APN		0336655	0394480	0351900	0351919
Census Tract		08035014117	08035014117	08035014117	08035014117
Distressed Flags					
Value History					
Time-adjusted Value			$580,000	$650,000	$665,000
Total Adjustments					
Last Sale Price		$665,000	$580,000	$650,000	$665,000
Last Sale Date		08/30/2012	03/10/2014	01/14/2014	06/02/2014
Prior Sale Price			$530,000	$565,000	$530,000
Prior Sale Date			03/02/2012	11/20/2002	02/05/2004
List Price					
List Date					
Days on Market		0	0	0	0
PSF (current)		190.67	185.91	194.07	192.33
PSF (list)					
Assessor Details					
Assessed Value		$46,410	$38,090	$49,990	$56,840
Year		2013	2013	2013	2013
Land Value		$6,770	$8,760	$6,770	$9,470
Property Improvements		$39,640	$29,330	$43,220	$47,370
Property Details					
Style	Property Type	DSF	DSF	DSF	DSF
	Design Style	2S	2S	2S	2S
	Manufactured				
Interior	Finished Square Feet	3217	3183	3478	3463
	Basement SqFt	1743	1233	1884	1971
	Bsmt Fnsh SqFt	1395	0	0	1581
	Bedrooms	4	4	4	3
	Bathrooms	3.00	4.00	4.00	3.00
Exterior	Lot Size (acres)	0.39	0.35	0.49	0.39
Amenities	Fireplaces	0	0	0	0
	Pool	No	No	No	No
Garage	Garage Spaces	3	3	3	3
	Garage Type	ATT GAR	ATT GAR	ATT GAR	ATT GAR
Year Built		1986	1997	1996	1989
Owner		FOSTER, STEVEN C & CHRISTINE L	GENTILE, MICHAEL A & DESIREE K	SCOTT, MICHAEL J & SUSAN A	TIDDENS, F ROBERT & KAREN T

Area Map With Subject & Comps



iHPI™ - Intelligent House Price Index



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