

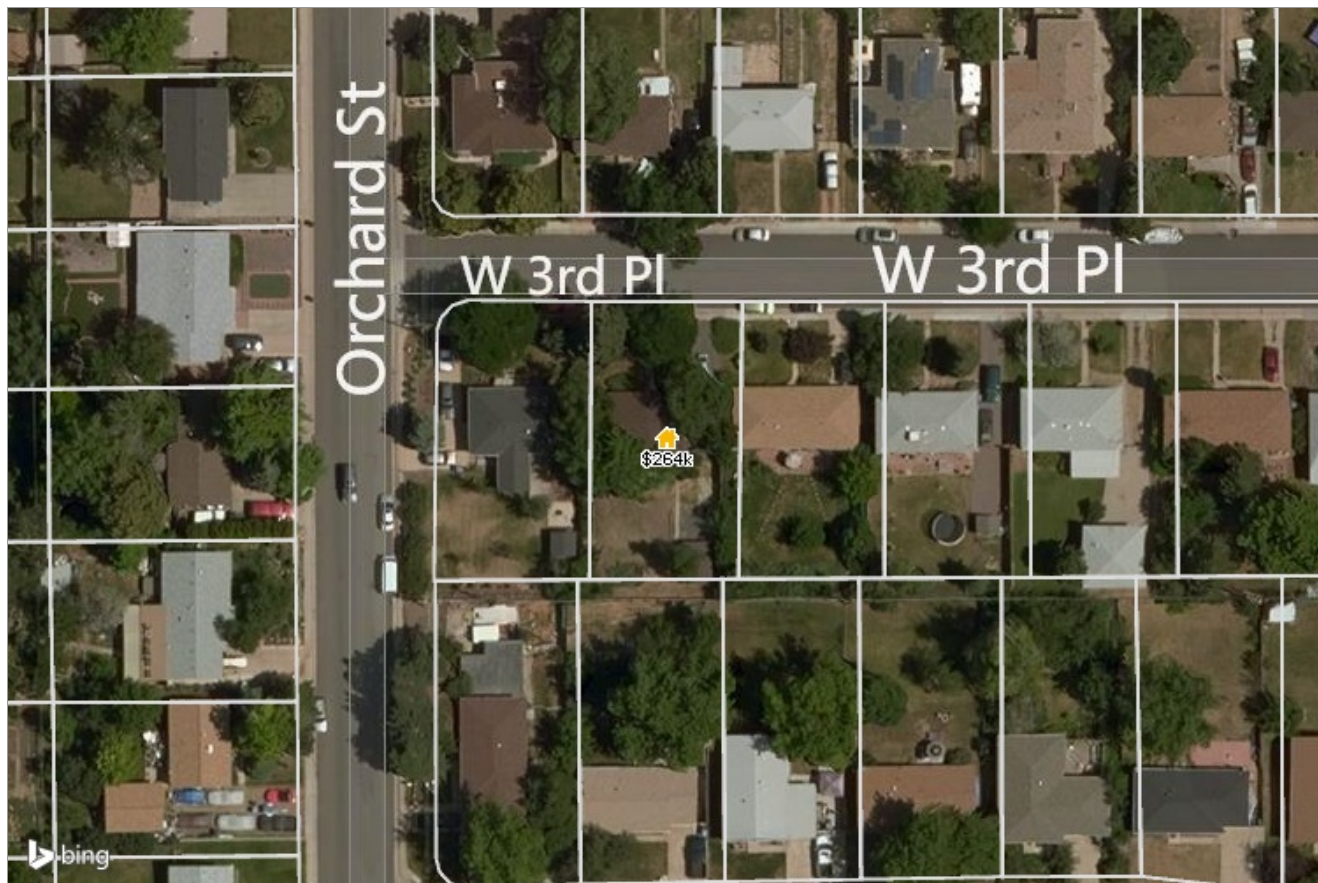


REALTORS  
PROPERTY  
RESOURCE

SELLER'S REPORT

# 15960 W 3rd PL, Golden, CO 80401

Prepared for Your Name Here



*Sample Sellers Report*

Presented by

**Ginger Matney**



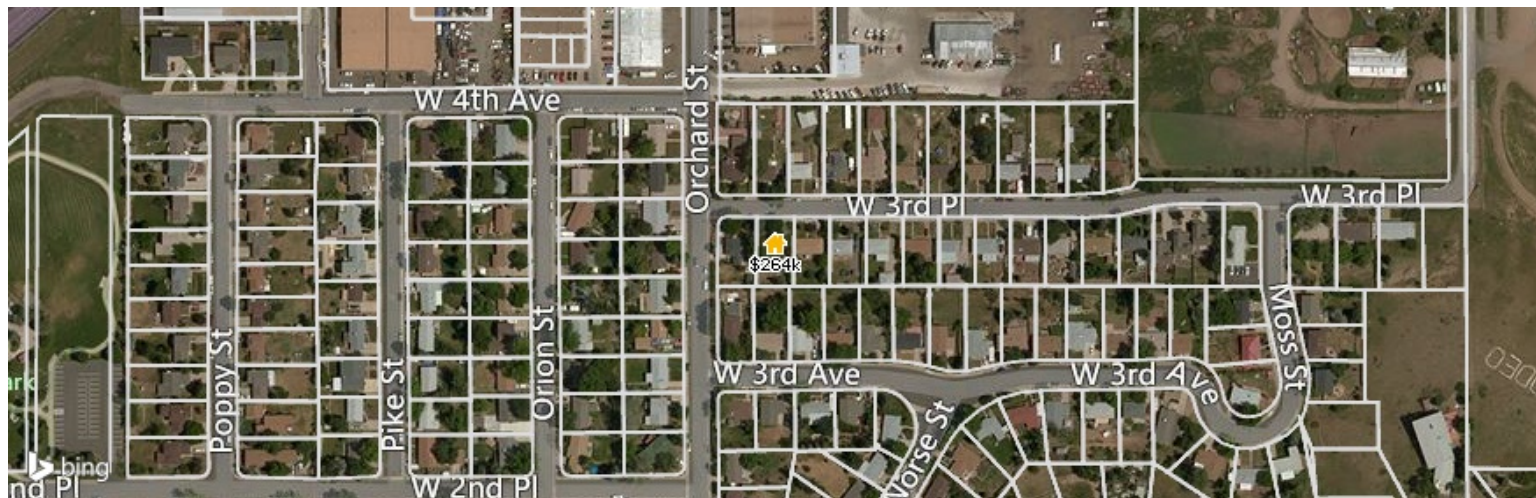
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[GingerMatney@gmail.com](mailto:GingerMatney@gmail.com)  
<http://www.gingermatney.com>

Elevate Real Estate  
15330 W. Archer Dr.  
Golden, CO 80401



## 15960 W 3rd PL, Golden, CO 80401



Legend: 🏠 Subject Property

### OFF MARKET

• Public Record

### Current Estimated Value

# \$226,550

Last RVM® Update: 12/8/2014

RVM® Est. Range: \$197,099 – \$256,001

RVM® Confidence: ★★★★★

⬆ RVM® Change - Last 1 Month: \$1,700

⬆ RVM® Change - Last 12 Months: 5.86%

### Your Refined Value

# \$263,706

### Your Comp Analysis

# \$250,000

Last Edited: 12/29/2014

\$260 Price per Sq. Ft.

### Your Comp Analysis Range

# \$235,000 – \$265,000

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

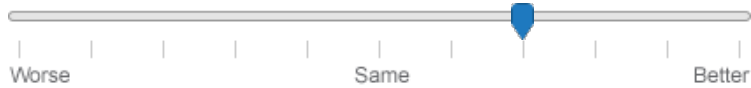
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	—	Single Family Residence
Property Subtype	Single Family	—	
Bedrooms	5	—	
Total Baths	2	—	
Full Baths	1	—	
Partial Baths	1	—	
Living Area (sq ft)	960	—	960
Lot Size	7,650 sq ft	—	
Lot Dimensions	7650 SF	—	
Basement (sq ft)	—	—	960
Garage	—	—	No
Pool	—	—	No
Year Built	1963	—	
Style	Ranch\ Rambler	—	
Basement	Partial Basement	—	
Construction	Masonry	—	
Number of Buildings	0	—	
Number of Units	1	—	

## Homeowner Facts

Owner Name	Matney Ginger R; Grissom Brad A
Mailing Address	15330 W Archer Dr Golden CO 80401-5094
Current Lender	JPMORGAN CHASE BANK NA
Original Loan Amt.	\$139,808

## Refined Value: Market Conditions

**Local Market Conditions**

**+\$9,886**
**Home Exterior Condition** (relative to other properties)

**+\$4,119**
**Home Interior Condition** (relative to other properties)

**+\$2,060**
**Lot Size** (relative to other properties)

**\$0**
**View** (relative to other properties)

**\$0**
**Privacy** (relative to other properties)

**+\$2,471**

Changes to Estimated Value  
based on market conditions

**+\$18,536**

## Refined Value: Home Improvements

**Roofing Replacement (MID-RANGE)**

Completed: December, 2012  
Cost: \$5,600

**+\$2,636**
**Basement Remodel (MID-RANGE)**

Completed: January, 1994  
Cost: \$120,000

**+\$15,984**

Changes to Estimated Value  
based on home improvements

**+\$18,620**



## Property History

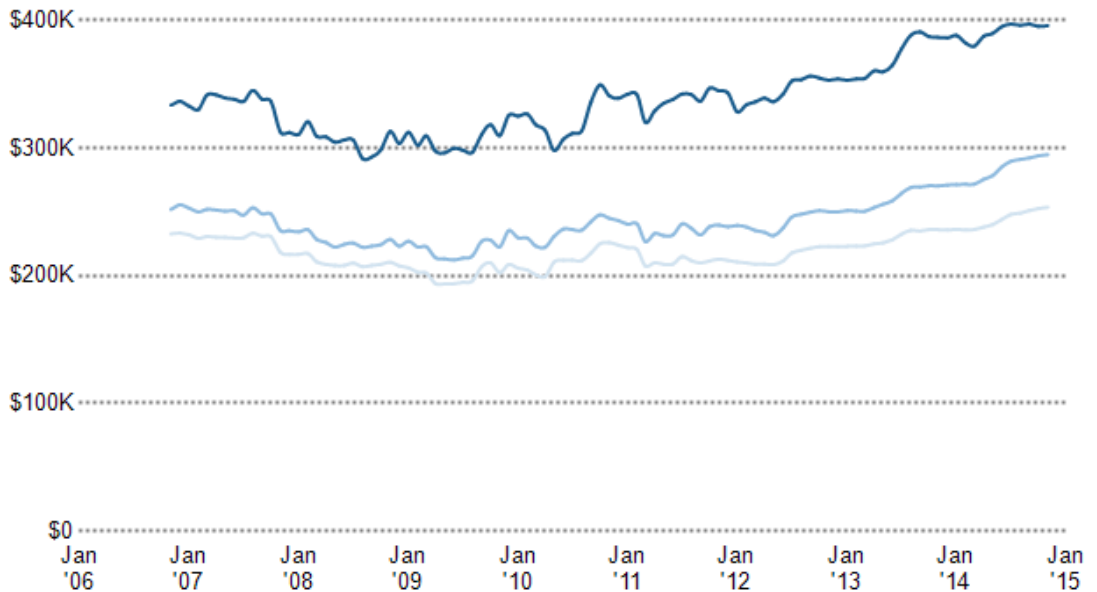
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 80401
- Jefferson County
- Colorado



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/29/2000	\$160,000	\$167

### Assessed Values

Date	Improvements	Land	Total	Tax
2014	—	—	—	\$1,125
2013	\$7,737	\$4,871	\$12,608	\$1,125
2012	\$9,942	\$3,556	\$13,498	\$1,187
2011	\$9,942	\$3,556	\$13,498	\$1,161
2008	\$10,290	\$5,470	\$15,760	—
2006	\$10,480	\$5,590	\$16,070	—

### Legal Description

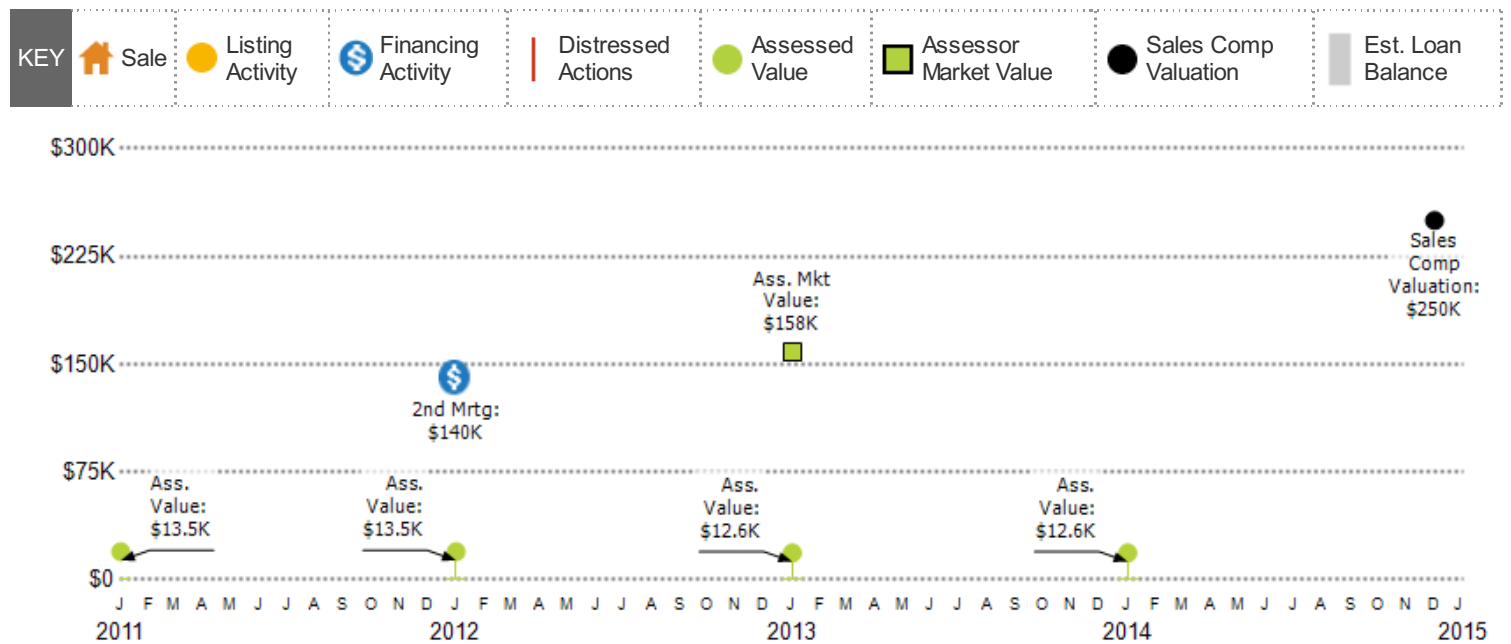
Parcel Number:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
40-122-12-013	—	080590117.201017	LOT:2 BLK:2 CITY/MUNI/TWP:GOLDEN SUBD:GOLDEN HEIGHTS SEC/TWN/RNG/MER:SEC 12 TWN 4S RNG 70W	Golden, CO 80401

### Mortgage Records

Recording Date	1/18/2012	2/24/2003	12/2/2002
Borrower Name	Brad A Grissom, Ginger R Matney	Brad A Grissom, Ginger R Matney	Ginger R Matney, Brad A Grissom
Lender Name	JPMORGAN CHASE BANK NA	BANK ONE NA	CTX MTG
Lender Type	Bank	Bank	Mortgage company
Loan Amount	\$139,808	\$52,000	\$159,000
Document Number	2012005389	F1682341	F1618899
Loan Type	New Conventional	E	Unknown
Contract Date	1/3/2012	—	—
TD Due Date	2/1/2027	2/7/2018	12/1/2032
Finance Type	—	Other	—

## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

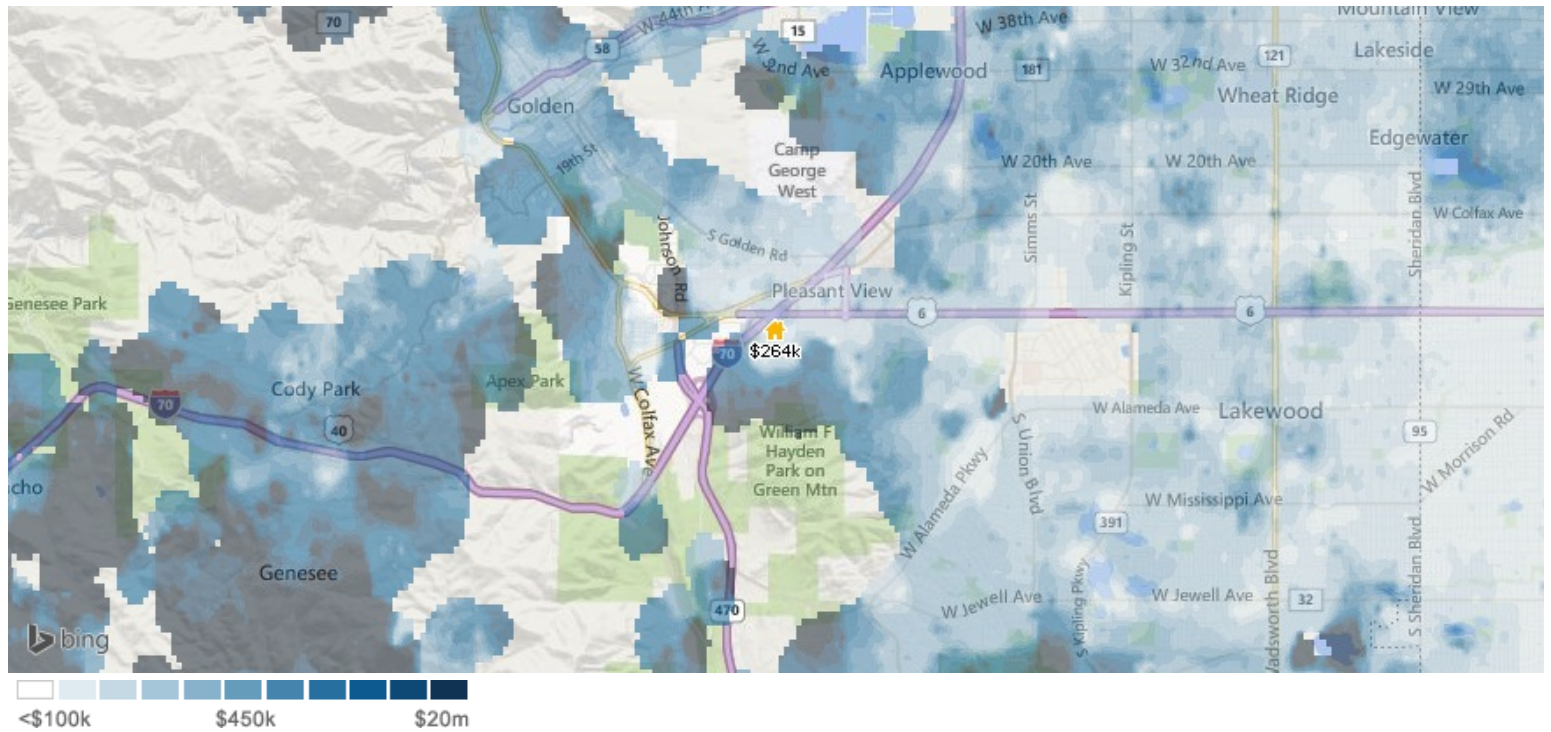


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

# Market Activity Over Time for 80401

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: December 29, 2013 vs. December 29, 2014

Median Est. Home Value

**\$395K**

Up 2.1%

Median Est. Listing Price

**\$520K**

Up 8.3%

Median Days in RPR

**69**

Down -26.6%

Sales Volume

**53**

Down -10.2%

## Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

### 12 Months Ago

Active Listings 0

Sold 26

Expired Listings 6

Distressed 0

### Last 30 Days

Active Listings 7

Sold 29

Expired Listings 11

Distressed 4

### Month Prior

Active Listings 13

Sold 34

Expired Listings 6

Distressed 1

## Change in Price Compared With Days in RPR

This chart displays average change in list price over time for listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

Change in Price







## Market Health Charts and Comparisons

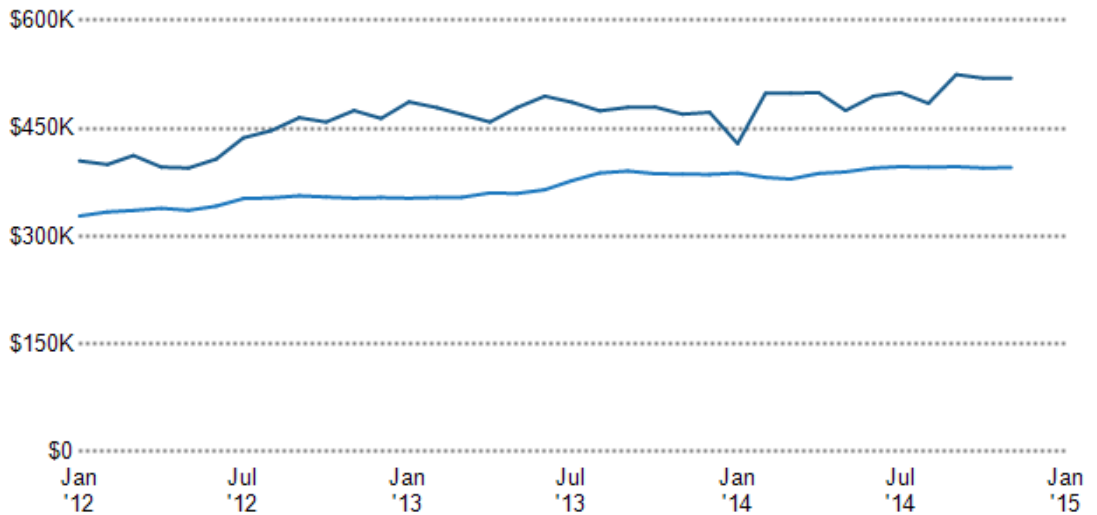
### Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

 Median Estimated Value  
 Median List Price




### Median Sales Price vs. Sales Volume

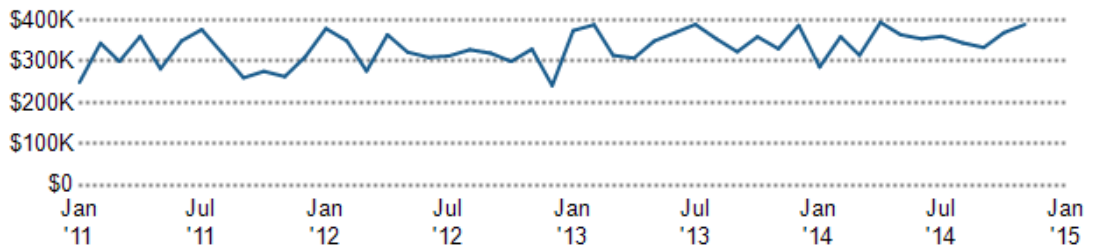
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

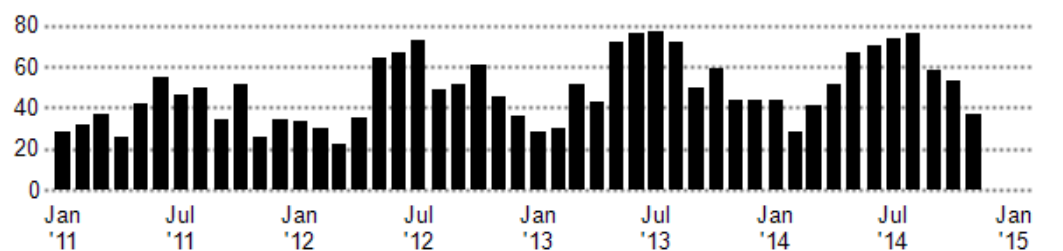
Update Frequency: Monthly

 Median Sales Price  
 Sales Volume

#### Median Sales Price



#### Sales Volume



## Median Listing Price vs. Listing Volume

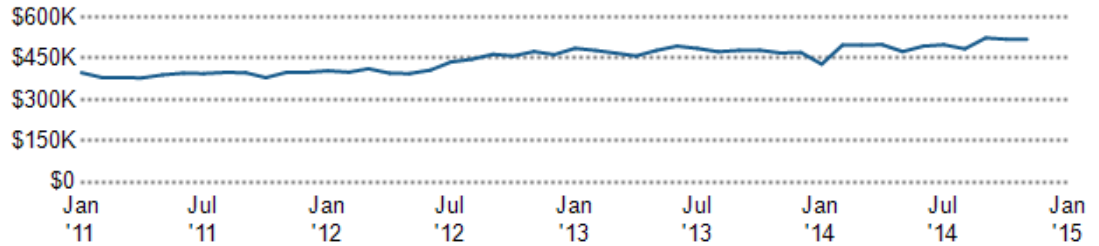
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

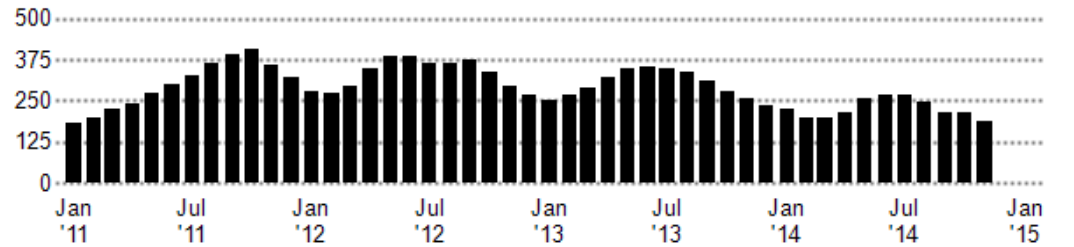
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

### Median List Price



### Listing Volume



## Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by PropertyType

Single Family Residence 71

Multifamily/Multiplex 1

Other 2

## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps  
■ 80401

### This House

\$53K 1

### Comps



### 80401



## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



### This House

960 sq. ft. \$263,706

### Comps

2,000 - 2,200 sq. ft. \$245,000

1,800 - 2,000 sq. ft. \$256,000

1,600 - 1,800 sq. ft. \$241,250

1,400 - 1,600 sq. ft. \$241,610

1,200 - 1,400 sq. ft. \$244,950

1,000 - 1,200 sq. ft. \$246,955

< 1,000 sq. ft. \$239,153

### 80401

> 2,400 sq. ft. \$666,209

2,200 - 2,400 sq. ft. \$449,000

2,000 - 2,200 sq. ft. \$596,750

1,800 - 2,000 sq. ft. \$393,333

1,600 - 1,800 sq. ft. \$320,469

1,400 - 1,600 sq. ft. \$361,254

1,200 - 1,400 sq. ft. \$275,357

1,000 - 1,200 sq. ft. \$326,166

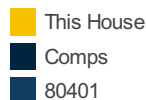
< 1,000 sq. ft. \$228,080

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$264K 1

### Comps

\$240K - \$300K 18

\$180K - \$240K 14

### 80401

> \$600K 11

\$540K - \$600K 6

\$480K - \$540K 7

\$420K - \$480K 4

\$360K - \$420K 12

\$300K - \$360K 9

\$240K - \$300K 9

\$180K - \$240K 13




< \$180K 2

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 This House  
 Comps  
 80401

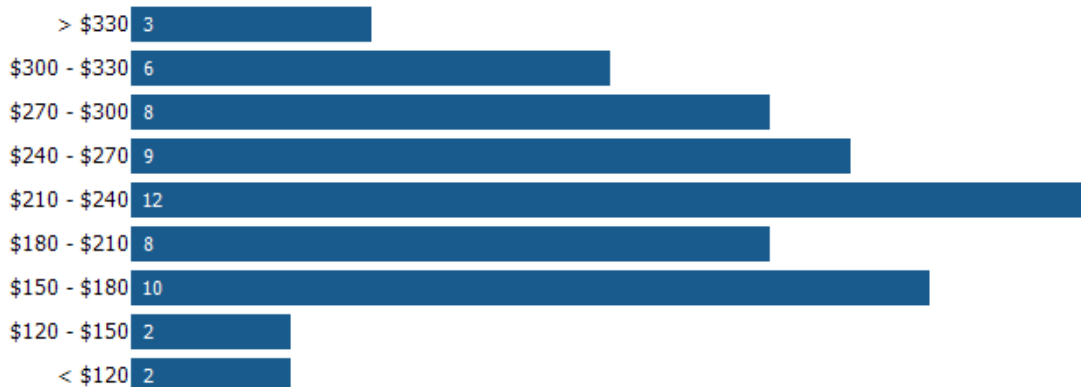
### This House

\$274 1

### Comps



### 80401

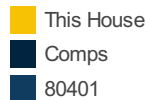


## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



### This House

51 yrs 1

### Comps



### 80401



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



## Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily





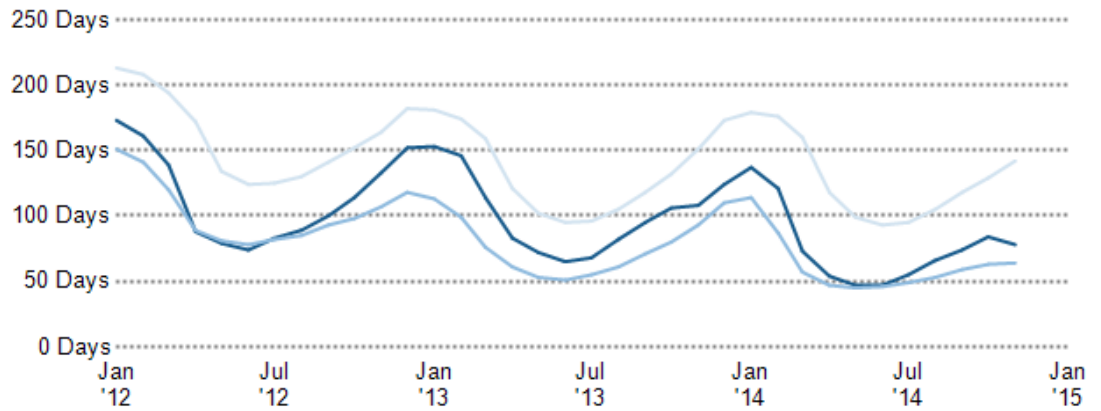
## Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

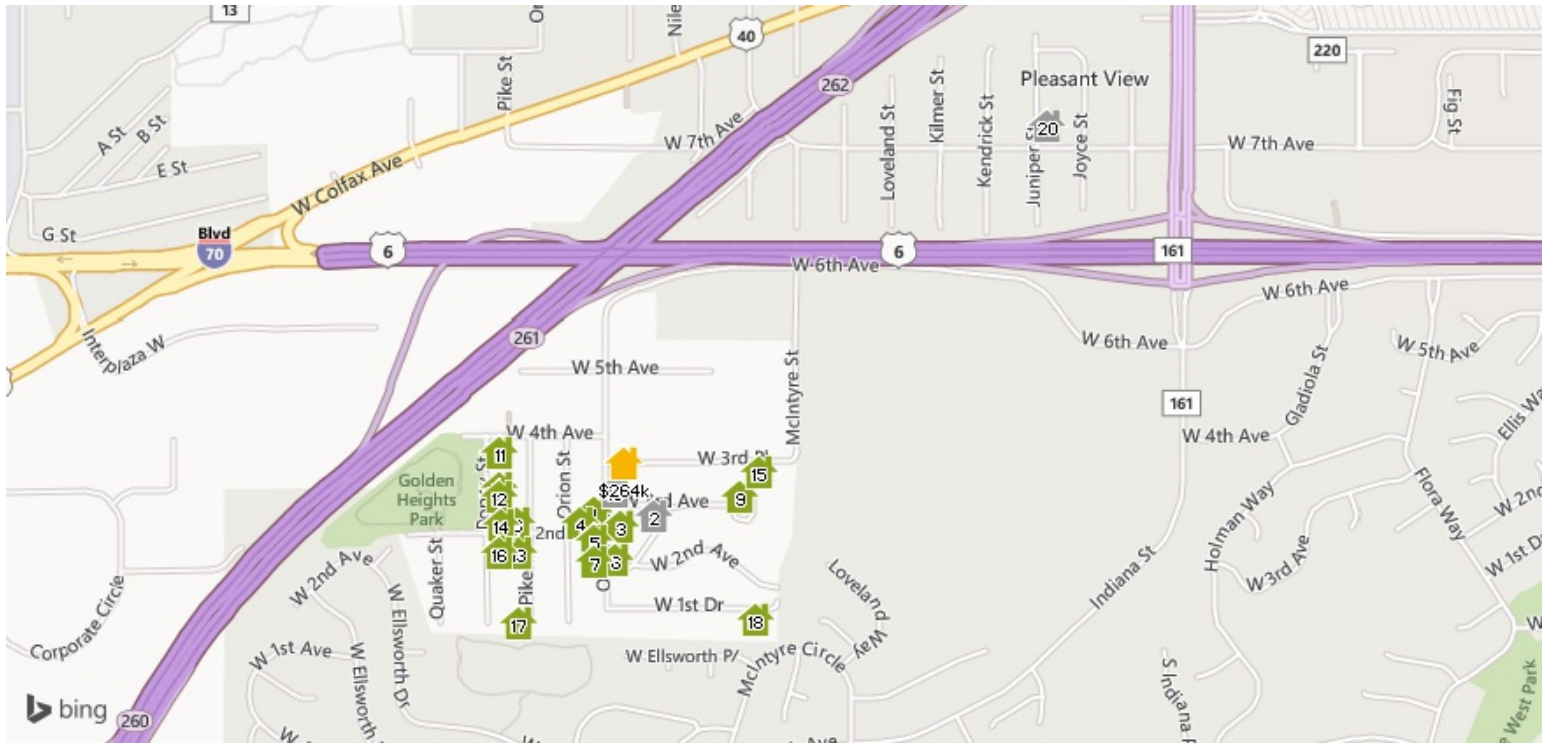
Data Source: On- and off-market listings sources

Update Frequency: Monthly

- 80401
- Jefferson County
- Colorado



## Comps Map



LEGEND:  Subject Property  Pending  Listing  Expired Listing  Distressed  Recent Sale

## Comps Selected by Agent



Address	15960 W 3rd PL Golden, CO 80401	211 Orchard ST Golden, CO 80401	295 Norse ST Golden, CO 80401	280 Orchard ST Golden, CO 80401	200 Orion ST Golden, CO 80401
Status	Subject Property	Recently Sold	Sold	Recently Sold	Recently Sold
Amount	\$263,706 Refined Value	\$248,165 Sold Amount	\$235,000 Sold Amount	\$270,000 Sold Amount	—
Recording Date	11/18/2002	9/3/2014	2/14/2014	6/27/2014	7/25/2014
Days in RPR	—	202	397	209	—
Price Per Sq. Ft.	\$236	\$191	\$126	\$138	—
Bedrooms	5	4	3	4	3
Total Baths	2	2	2	2	1
Partial Baths	1	1	1	—	—
Total Rooms	—	4	3	4	—
Living Area	960	1,300	1,872	1,950	1,040
Lot Size	7,650 sq ft	6,987 sq ft	6,785 sq ft	8,223 sq ft	7891 SF
Year Built	1963	1975	1969	1969	1964
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Single Family
MLS ID	—	1816726	6624131	6577204	—
Listing Broker	—	Courtesy of Keller Williams Real Estate LLC	Courtesy of RE/MAX ALLIANCE	Courtesy of CHATEAUX REALTY	—
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p> <p>Great location close to the mountains, parks, schools, shopping, trails and light rail! newer windows, light fixtures and garage door. Recently remodeled bathroom. Great office in basement with built-ins. Relax in a spacious backyard with covered patio, garden area and utility shed. Imagine the freshest eggs in the morning with an already established chicken coop. This a place you can call home!</p> <p>Rarely available, remodeled ranch with finished daylight basement. Outstanding mountain views from private deck. New main floor bathroom and newer kitchen appliances. Finished basement with wet bar and refrigerator. Main floor double pane windows and storm doors. Bay window. Additional off-street parking. Separate storage shed. Evaporation cooler and ceiling fans. New roof with 40 year warranty. Low maintenance vinyl siding. Central location to nature trails. Easy access to rt 6 and i-70.</p> <p>The home you have been waiting for has hit the market! cute, updated, affordable home in golden. Huge private lot with a producing garden, small chicken coop, fruit trees, and berries. Move in &amp; get ready for the harvest. Enjoy cooking your fresh veggies in a great kitchen with newer appliances that are all included in the sale. This home has four bedrooms, a living room, family room, two bathrooms, and a laundry room with he washer and dryer. This is a unique property with a very private yard, close proximity to the light rail, and amazing bike trails right out your front door!</p>				

## Comps Selected by Agent

					
Address	15960 W 3rd PL Golden, CO 80401	181 Orchard ST Golden, CO 80401	200 Orchard ST Golden, CO 80401	161 Orchard ST Golden, CO 80401	205 Pike St Golden, CO 80401
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Amount	\$263,706 Refined Value	\$245,000 Sold Amount	\$245,000 Sold Amount	—	\$236,000 Sold Amount
Recording Date	11/18/2002	5/9/2014	5/9/2014	5/2/2014	6/21/2014
Days in RPR	—	271	262	—	220
Price Per Sq. Ft.	\$236	\$144	\$145	—	\$145
Bedrooms	5	3	3	2	4
Total Baths	2	2	2	2	2
Partial Baths	1	1	1	1	—
Total Rooms	—	3	3	—	4
Living Area	960	1,696	1,684	1,598	1,632
Lot Size	7,650 sq ft	7,762 sq ft	6,766 sq ft	7,162 sq ft	7,614 sq ft
Year Built	1963	1971	1970	1971	1970
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Single Family	Detached Single Family
MLS ID	—	9443322	4342043	—	4850451
Listing Broker	—	Courtesy of Keller Williams Realty Success	Courtesy of HomeSmart Realty Group	—	Courtesy of WINTER PARK HOMES
Description		Bi-level 3 bed/2 bath on large corner lot with rv parking on the side*newer roof, newer sewer line, utility shed, newer paint exterior, new light fixtures, some new interior paint and new carpet upstairs*ceiling fans in dining area and 2 upper bedrooms, new garage door, walk out basement into large backyard*10 min drive to school of mines, 5 minutes to red rocks cc, close to jefferson county fairgrounds, colorado mills shopping and light rail.	Ranch with full basement finished 3 bed/ 2 bath on large corner lot. New roof, new siding, new garage door, updated dish washer and oven. Utility shed, large fenced in backyard with flagstone patio. 10 minutes to school of mines, 5 minutes to red rocks cc, close to jefferson county fairgrounds, colorado mills mall and light rail. Easy access to i70 to the mountains. Great location and neighborhood.		Great neighborhood, close to light rail, colorado mills, minutes to 6th ave..

Highlighted fields were changed by agent to reflect knowledge of this property.

## Comps Selected by Agent













Address	15960 W 3rd PL Golden, CO 80401	301 Moss ST Golden, CO 80401	304 Poppy ST Golden, CO 80401	344 Poppy ST Golden, CO 80401	234 Poppy ST Golden, CO 80401
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$263,706 Refined Value	\$269,000 Sold Amount	\$245,000 Sold Amount	\$272,500 Sold Amount	\$238,762 Sold Amount
Recording Date	11/18/2002	6/30/2014	7/24/2014	6/24/2014	10/24/2014
Days in RPR	—	218	199	—	96
Price Per Sq. Ft.	\$236	\$138	\$172	\$194	\$170
Bedrooms	5	4	4	3	3
Total Baths	2	2	2	2	2
Partial Baths	1	1	1	1	1
Total Rooms	—	4	4	—	3
Living Area	960	1,950	1,428	1,408	1,408
Lot Size	7,650 sq ft	7,270 sq ft	8,407 sq ft	8,407 sq ft	8,407 sq ft
Year Built	1963	1970	1983	1984	1984
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Single Family	Detached Single Family
MLS ID	—	5335430	2922858	—	8513042
Listing Broker	—	Courtesy of REAL ESTATE OF COLORADO LLC	Courtesy of EXIT REALTY DENVER TECH CENTER	—	Courtesy of Fuller Sotheby's International Realty
Description		What makes a house a home? this remodeled 4 bed, 2 bath home offers a home warranty and is close to great schools and colleges, parks, restaurants, shopping, light rail, highways, mountains, creeks, and trail systems. The property has the mountain cottage feel and offers city light views at night. The property was maintained & all organic with no pesticides or herbicides and was designed to be child and pet safe. It offers productive apple and pear trees, raspberry and blueberry bushes, table and wine grapes, strawberry patches, garden area. It's ideal for entertaining or relaxing in a hammock while listening to the soothing sounds of the water feature. Come see you new home!	This home is in close proximity to bike trails, shopping at colorado mills, and the light rail. Close to the interstate for easy access to downtown denver and the mountains. Home is located in a quiet neighborhood and close to a park. It has a large backyard with a dog run, shed and trex deck. Home has new windows and newer roof. The home is a rental property and has a great layout for tenants. Nice sized rooms, two bedrooms upstairs and two downstairs. This is a great investment property.		This home is close proximity to west line rail stop, red rocks community college, jefferson county fairgrounds, colorado mills mall, i-70, 6th avenue and c-470. If the large backyard is not enough outdoor space, the golden heights park is just two blocks away, too.
<div><div></div><div>Highlighted fields were changed by agent to reflect knowledge of this property.</div></div>					

Highlighted fields were changed by agent to reflect knowledge of this property.













## Comps Selected by Agent

					
Address	15960 W 3rd PL Golden, CO 80401	175 Pike St Golden, CO 80401	16291 W 2nd PL Golden, CO 80401	15658 W 3rd PL Golden, CO 80401	184 Poppy ST Golden, CO 80401
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Amount	\$263,706 Refined Value	\$243,000 Sold Amount	\$255,000 Sold Amount	\$260,000 Sold Amount	\$212,000 Sold Amount
Recording Date	11/18/2002	11/21/2014	8/4/2014	6/30/2014	5/16/2014
Days in RPR	—	70	189	222	—
Price Per Sq. Ft.	\$236	\$162	\$186	\$159	\$256
Bedrooms	5	3	3	3	2
Total Baths	2	2	2	2	1
Partial Baths	1	—	—	—	—
Total Rooms	—	3	3	3	—
Living Area	960	1,500	1,373	1,632	828
Lot Size	7,650 sq ft	7,589 sq ft	9,365 sq ft	0.25 acres	8,551 sq ft
Year Built	1963	1970	1982	1964	1970
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached Single Family	Detached Single Family	Detached Single Family	Single Family
MLS ID	—	7279639	2076542	7514672	—
Listing Broker	—	Courtesy of COLDWELL BANKER RESIDENTIAL 18	Courtesy of KELLER WILLIAMS FOOTHILLS REALTY	Courtesy of RE/MAX ELITE	—
Description		This fully remodeled and updated home in golden features an efficient kitchen with new stainless steel appliances, granite counter tops, tile floor and a sink overlooking the large fenced backyard. Refinished hardwood floors on the main level and french doors open to the private backyard with a covered patio. You can take comfort in knowing it has a newer roof, new interior and exterior paint, new windows, newly refurbished evap cooler, and a partially finished basement with a beautifully carpeted guest suite & it's own full bath. The living room has a cozy fireplace with custom stone hearth and tile surround. This home is close to light rail, colorado mills, st anthony, and major access...	Don't miss this charming three bedroom, two bathroom home in beautiful golden. This home features a large living room with high ceilings and a gas fireplace, new carpeting in all bedrooms, and stainless steel appliances. The yard is ideal for entertaining, with both a covered porch and open patio surrounded by a grape vine. Live minutes away from downtown golden and easily access downtown denver via highway 6 or light rail. Bike or run on miles of trails on green mountain right outside the front door	Charming 3 bed/2 bath ranch on a 1/4 acre lot that feels even larger! pride of ownership shows: new insulation, 2 year old roof and gutters, newer windows on main level, newer furnace! updated eat-in kitchen, wood floors on main level. All appliances stay! tranquil park-like backyard with large composite deck, and a path to another observation deck, perfect for viewing the mountains and city lights. Fruit trees galore: apple, pear, peach, plum, and raspberry bushes too! lots of spaces to store your toys: rv/boat parking x 2, two-level shed, large 2-car garage. Entertainment stand in the living room stays too. Step outside your front door and watch the horses graze, steps from jefferson c...	

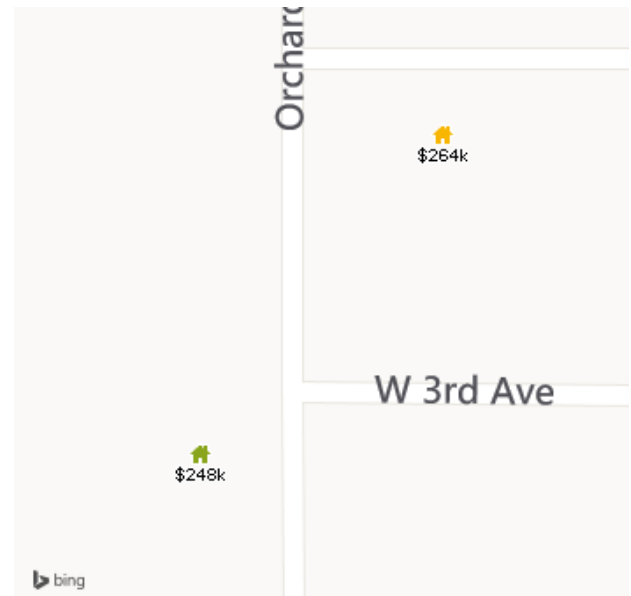
Highlighted fields were changed by agent to reflect knowledge of this property.

## Comps Selected by Agent

					
Address	15960 W 3rd PL Golden, CO 80401	105 Pike St Golden, CO 80401	15692 W 1st Dr Golden, CO 80401	300 Orchard ST Golden, CO 80401	720 Juniper ST Golden, CO 80401
Status	 Subject Property	 Recently Sold	 Recently Sold	 Public Record	 Public Record
Amount	\$263,706 Refined Value	\$180,000 Sold Amount	\$250,000 Sold Amount	\$259,410 Est. Value	\$256,700 Est. Value
Recording Date	11/18/2002	9/18/2014	11/7/2014	1/27/2014	1/30/2014
Days in RPR	—	—	125	—	—
Price Per Sq. Ft.	\$236	\$180	\$134	\$227	\$260
Bedrooms	5	2	3	5	4
Total Baths	2	1	2	3	2
Partial Baths	1	—	1	2	1
Total Rooms	—	—	3	—	—
Living Area	960	1,000	1,872	1,144	987
Lot Size	7,650 sq ft	8,309 sq ft	7,419 sq ft	8,019 sq ft	9,451 sq ft
Year Built	1963	1970	1970	1969	1997
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Detached Single Family	Single Family	Single Family
MLS ID	—	—	1729992	—	—
Listing Broker	—	—	Courtesy of RLO REALTY	—	—
Description			<p>This ranch home is a gem in golden. This home features 3 bedrooms (possible 4th bedroom), 2 bathrooms, and a 1 car oversized attached garage. This home has had many updates, a large spacious kitchen, and large living spaces. Upstairs bath has a jetted tub and newer tile. The basement bedroom has its own bathroom. Room to grow in the basement and have an additional living area, play room for the kids, or enough space to accomodate the framing for an additional bedroom. The home also has a large spacious yard with a garden and storage shed. The roof, hot water heater, and furnace are all newer. The exterior has non-maintenance siding. Location location location!! near west light rail...</p>		

Highlighted fields were changed by agent to reflect knowledge of this property.

## 211 Orchard ST, Golden, CO 80401



LEGEND: 🏠 Subject Property 🏡 This Property

### RECENTLY SOLD

\* Sold Date: 9/3/2014  
\* MLS listing 1816726, 6/10/2014

### Sold Price

# \$248,165

Sold Date: 9/3/2014  
Days in RPR: 202

### Current Estimated Value

# \$244,270

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
\$232,057 – \$256,483

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$890**

📈 RVM® Change  
Last 12 Months: **5.11%**

Great location close to the mountains, parks, schools, shopping, trails and light rail! Newer windows, light fixtures and garage door. Recently remodeled bathroom. Great office in basement with built-ins. Relax in a spacious backyard with covered patio, garden area and utility shed. Imagine the fre...

### Home Facts

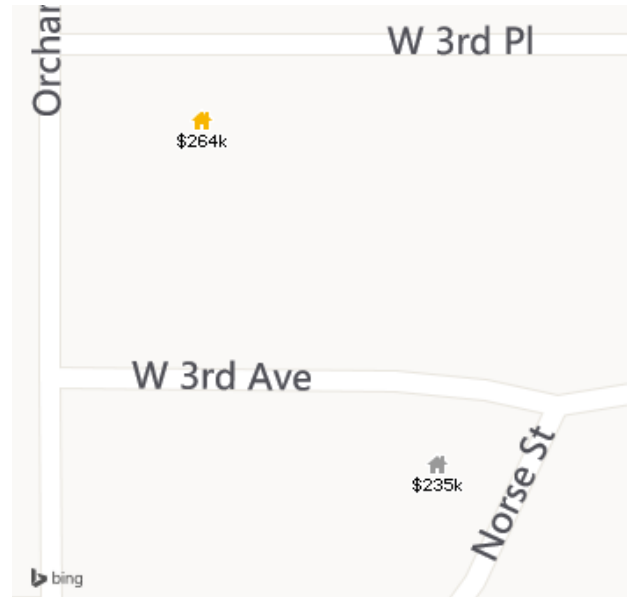
### Public Facts

### Listing Facts

Property Type	—	<b>Single Family Residence</b>
Property Subtype	—	<b>Detached Single Family</b>
Bedrooms	—	<b>4</b>
Total Baths	—	<b>2</b>
Full Baths	—	<b>1</b>
Partial Baths	—	<b>1</b>
Living Area (sq ft)	—	<b>1,300</b>
Lot Size	—	<b>6,987 sq ft</b>
Year Built	—	<b>1975</b>
Total Rooms	—	<b>4</b>
Roofing	—	<b>Composition Shingle</b>
Heating	—	<b>Forced Air</b>
Cooling	—	<b>None</b>
Fireplaces	—	<b>Yes</b>
Construction	—	<b>Frame</b>
Exterior Walls	—	<b>Wood Siding</b>
Number of Stories	—	<b>Bi-Level</b>

Courtesy of Keller Williams Real Estate LLC

# 295 Norse ST, Golden, CO 80401



LEGEND: 🏠 Subject Property 🏠 This Property

**SOLD LISTING**

\* Sold Date: 2/14/2014  
\* MLS listing 6624131, 11/27/2013

**Current Estimated Value**

## \$237,270

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
\$215,916 – \$258,624

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: -\$220

📈 RVM® Change  
Last 12 Months: 2.71%

Rarely available, remodeled ranch with finished daylight basement. Outstanding mountain views from private deck. New main floor bathroom and newer kitchen appliances. Finished basement with wet bar and refrigerator. Main floor double pane windows and storm doors. Bay Window. Additional off-street p...

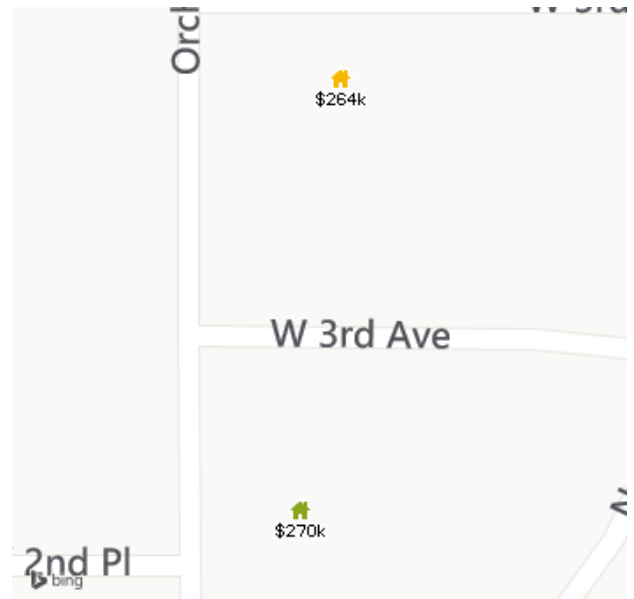
**Home Facts**
**Public Facts**
**Listing Facts**

Property Type	—	<b>Single Family Residence</b>
Property Subtype	—	<b>Detached Single Family</b>
Bedrooms	—	<b>3</b>
Total Baths	—	<b>2</b>
Full Baths	—	<b>1</b>
Partial Baths	—	<b>1</b>
Living Area (sq ft)	—	<b>1,872</b>
Lot Size	—	<b>6,785 sq ft</b>
Year Built	—	<b>1969</b>
Total Rooms	—	<b>3</b>
Style	—	<b>Contemporary</b>
Roofing	—	<b>Composition Shingle</b>
Heating	—	<b>Forced Air</b>
Cooling	—	<b>Ceiling Fan(S), Evaporative Cooler</b>
Fireplaces	—	<b>Yes</b>
Construction	—	<b>Frame</b>
Exterior Walls	—	<b>Vinyl Siding</b>
Number of Stories	—	<b>Ranch (1 Story)</b>

Courtesy of RE/MAX ALLIANCE



## 280 Orchard ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

\* Sold Date: 6/27/2014  
\* MLS listing 6577204, 6/3/2014

### Sold Price

# \$270,000

Sold Date: 6/27/2014  
Days in RPR: 209

### Current Estimated Value

# \$277,110

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
\$263,255 – \$290,965

RVM® Confidence:



 RVM® Change  
Last 1 Month: **-\$590**

 RVM® Change  
Last 12 Months: **2.63%**

### Home Facts

### Public Facts

### Listing Facts

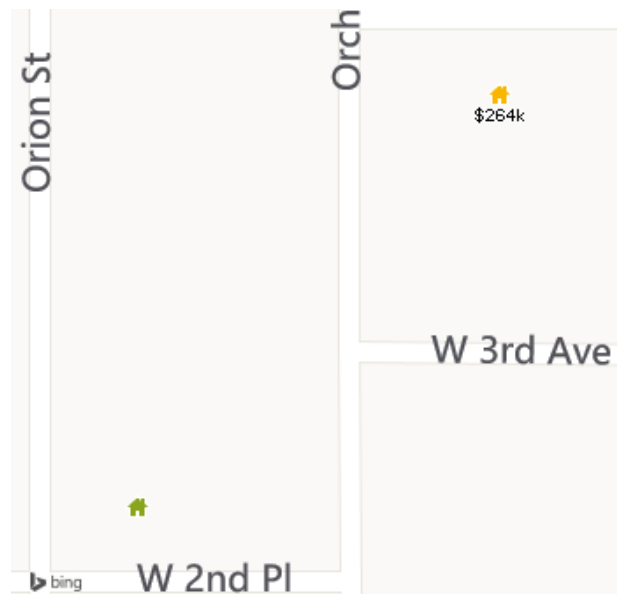
Property Type	—	<b>Single Family Residence</b>
Property Subtype	—	<b>Detached Single Family</b>
Bedrooms	—	<b>4</b>
Total Baths	—	<b>2</b>
Full Baths	—	<b>2</b>
Living Area (sq ft)	—	<b>1,950</b>
Lot Size	—	<b>8,223 sq ft</b>
Basement (sq ft)	—	<b>975</b>
Year Built	—	<b>1969</b>
Total Rooms	—	<b>4</b>
Style	—	<b>Traditional</b>
Roofing	—	<b>Composition Shingle</b>
Heating	—	<b>Forced Air</b>
Cooling	—	<b>None</b>
Fireplaces	—	<b>Yes</b>
Construction	—	<b>Frame</b>
Exterior Walls	—	<b>Wood Siding</b>
Number of Stories	—	<b>Bi-Level</b>

Courtesy of CHATEAUX REALTY

The home you have been waiting for has hit the market! Cute, updated, affordable home in Golden. HUGE private lot with a producing garden, small chicken coop, fruit trees, and berries. Move in & get ready for the harvest. Enjoy cooking your fresh veggies in a great kitchen with newer appliances tha...



## 200 Orion ST, Golden, CO 80401



LEGEND: 🏠 Subject Property 🏡 This Property

### RECENTLY SOLD

\* Public Record

### Sold Price

Sold Date: 7/25/2014

### Current Estimated Value

**\$236,400**

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$212,760 – \$260,040**

RVM® Confidence:



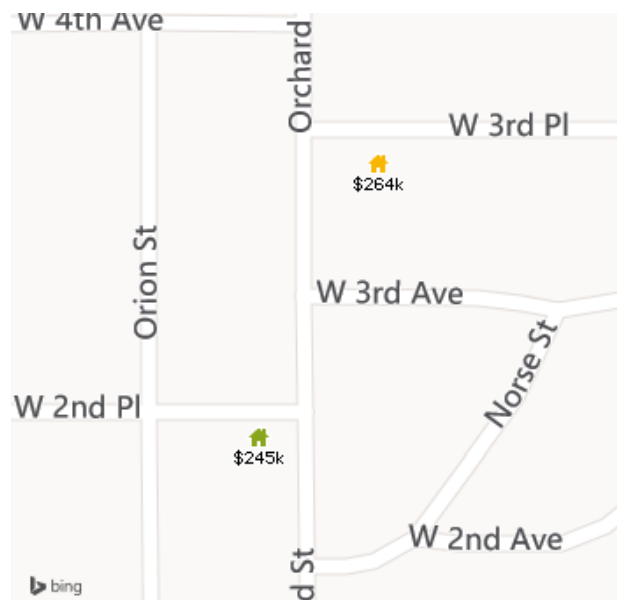
📈 RVM® Change  
Last 1 Month: **\$980**

📈 RVM® Change  
Last 12 Months: **7.94%**

### Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>3</b>	—
Total Baths	<b>1</b>	—
Full Baths	<b>1</b>	—
Living Area (sq ft)	<b>1,040</b>	—
Lot Dimensions	<b>7891 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>2</b>	—
Year Built	<b>1964</b>	—
Style	<b>Ranch/Rambler</b>	—
Fireplaces	<b>1</b>	—
Basement	<b>Partial Basement</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>0</b>	—
Number of Units	<b>1</b>	—

181 Orchard ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 5/9/2014
- \* MLS listing 9443322, 4/2/2014

### Sold Price

# \$245,000

Sold Date: 5/9/2014  
Days in RPR: 271

### Current Estimated Value

**\$250,970**

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$235,912 – \$266,028**

RVM® Confidence:



 RVM® Change  
Last 1 Month: **-\$60**

 RVM® Change  
Last 12 Months: **2.85%**

## Home Facts

## Public Facts

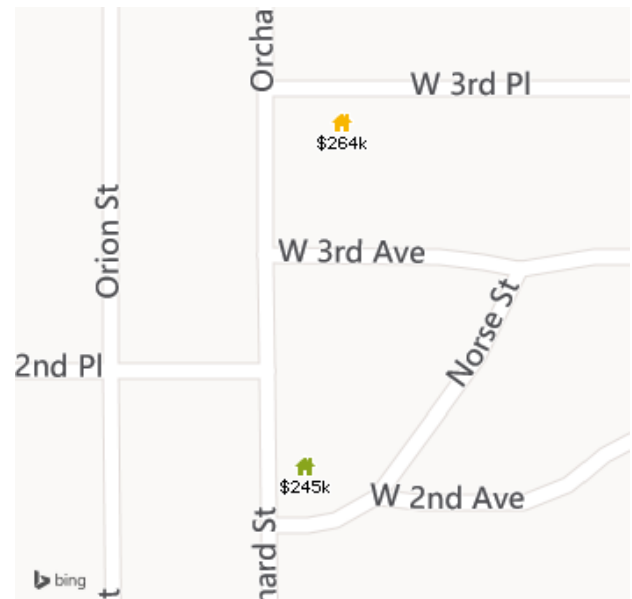
### Listing Facts

Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	3
Total Baths	—	2
Full Baths	—	1
Partial Baths	—	1
Living Area (sq ft)	—	1,696
Lot Size	—	7,762 sq ft
Year Built	—	1971
Total Rooms	—	3
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	Ceiling Fan(S), Evaporative Cooler
Fireplaces	—	1
Basement	—	Slab
Construction	—	Frame
Exterior Walls	—	Brick, Wood Siding
Number of Stories	—	Bi-Level

Courtesy of Keller Williams Realty Success

Bi-level 3 bed/2 bath on large corner lot with RV parking on the side\*Newer roof, newer sewer line, utility shed, newer paint exterior, new light fixtures, some new interior paint and new carpet upstairs\*Ceiling fans in dining area and 2 upper bedrooms, new garage door. walk out basement into large...

200 Orchard ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 5/9/2014
- \* MLS listing 4342043, 4/11/2014

### Sold Price

**\$245,000**

Sold Date: 5/9/2014  
Days in RPR: 262

### Current Estimated Value

**\$234,150**

Last RVM® Update: 12/8/2014

RVM<sup>®</sup> Est. Range:  
**\$222,443 – \$245,857**

RVM® Confidence:



 RVM® Change  
 Last 1 Month: **-\$220**

 RVM® Change  
Last 12 Months: **10.44%**

## Home Facts

## Public Facts

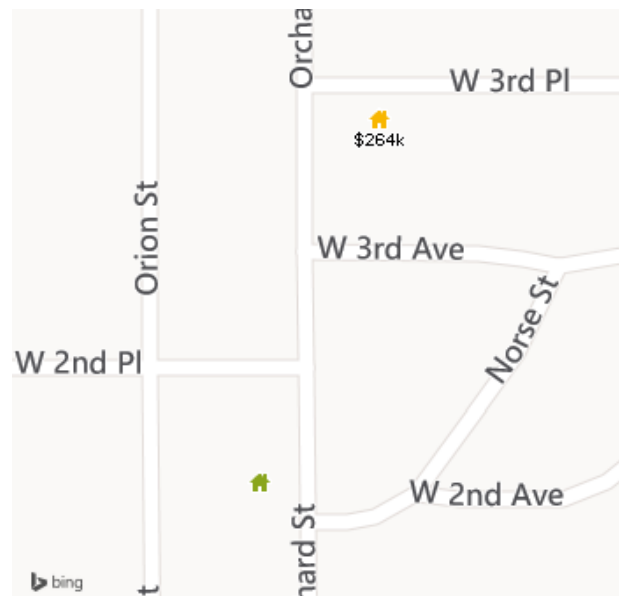
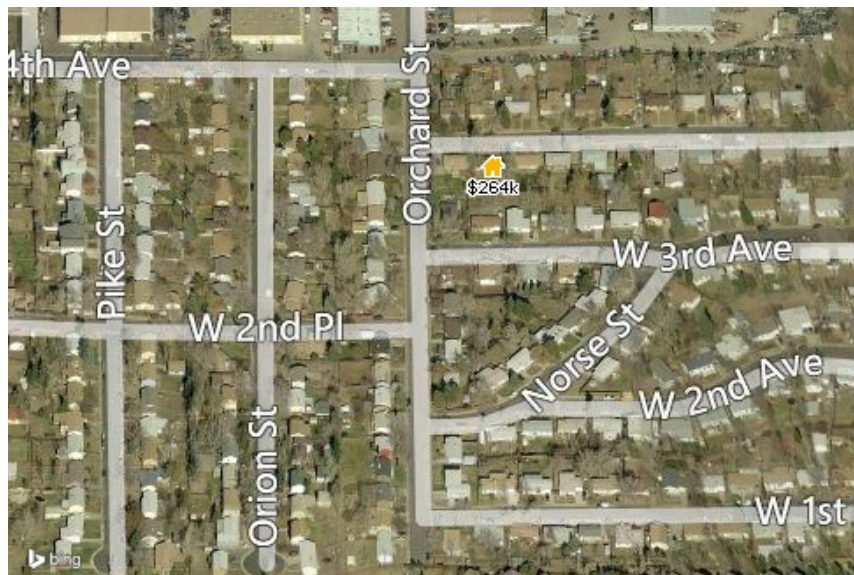
### Listing Facts

Property Type	-	Single Family Residence
Property Subtype	-	Detached Single Family
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	1
Partial Baths	-	1
Living Area (sq ft)	-	1,684
Lot Size	-	6,766 sq ft
Year Built	-	1970
Total Rooms	-	3
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Evaporative Cooler
Fireplaces	-	Yes
Construction	-	Frame
Exterior Walls	-	Vinyl Siding
Number of Stories	-	Ranch (1 Story)

Courtesy of HomeSmart Realty Group

Ranch with full basement finished 3 bed/ 2 bath on large corner lot. new roof, new siding, new garage door, updated dish washer and oven. Utility shed, large fenced in backyard with flagstone patio. 10 minutes to school of mines, 5 minutes to Red Rocks CC, close to Jefferson county fair grounds, Co...

## 161 Orchard ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

### RECENTLY SOLD

\* Public Record

### Sold Price

Sold Date: 5/2/2014

### Current Estimated Value

# \$234,570

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
\$206,422 – \$262,718

RVM® Confidence:



 RVM® Change  
Last 1 Month: \$440

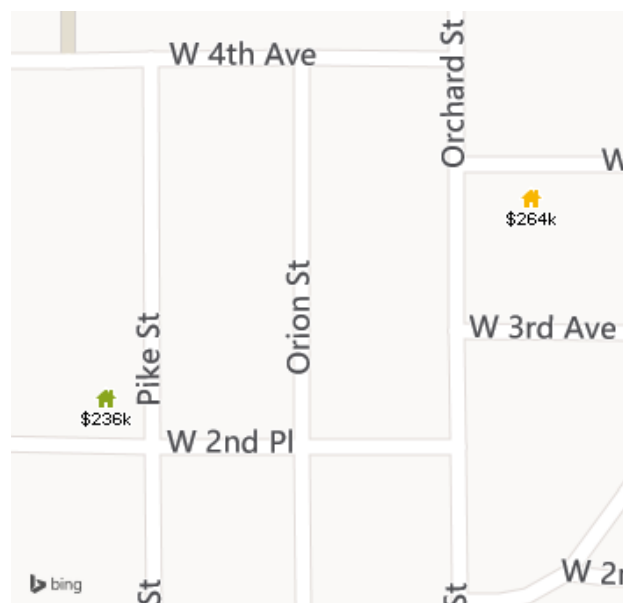
 RVM® Change  
Last 12 Months: 4.25%

### Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	—
Property Subtype	Single Family	—
Bedrooms	2	—
Total Baths	2	—
Full Baths	1	—
Partial Baths	1	—
Living Area (sq ft)	1,598	—
Lot Size	7,162 sq ft	—
Lot Dimensions	7162 SF	—
Garage	Yes	—
Garage (spaces)	1	—
Year Built	1971	—
Cooling	Yes	—
Construction	Frame	—
Number of Buildings	0	—
Number of Units	1	—
Number of Stories	Bi-level	—



205 Pike St, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 6/21/2014
- \* MLS listing 4850451, 5/23/2014

**Sold Price**

**\$236,000**

Sold Date: 6/21/2014  
Days in RPR: 220

### Current Estimated Value

**\$228,610**

Last RVM® Update: 12/8/2014

RVM<sup>®</sup> Est. Range:  
**\$217,180 – \$240,040**

RVM® Confidence:



 RVM® Change  
Last 1 Month: **\$190**

 RVM® Change  
Last 12 Months: **16.99%**

Great neighborhood, close to light rail, Colorado Mills, minutes to 6th ave..

## Home Facts

## Public Facts

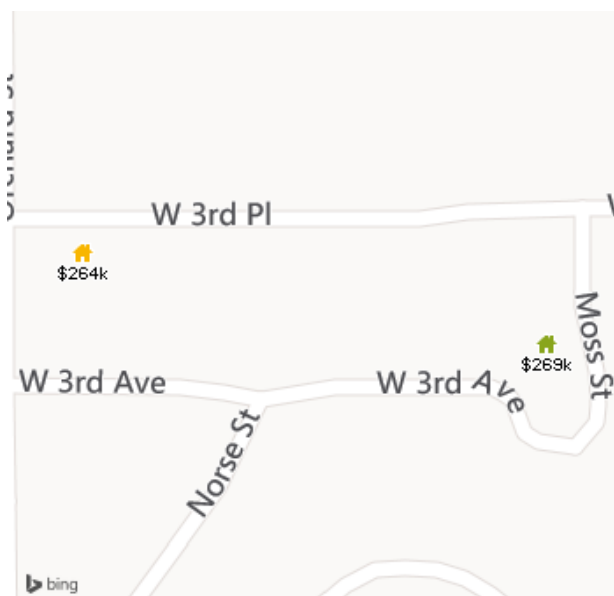
## Listing Facts

Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	4
Total Baths	—	2
Full Baths	—	2
Living Area (sq ft)	—	1,632
Lot Size	—	7,614 sq ft
Year Built	—	1970
Total Rooms	—	4
Style	—	Traditional
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	None
Fireplaces	—	Yes
Construction	—	Brick, Frame
Exterior Walls	—	Brick, Wood Siding
Number of Stories	—	Ranch (1 Story)

Courtesy of WINTER PARK HOMES



301 Moss ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 6/30/2014
- \* MLS listing 5335430, 5/25/2014

### Sold Price

# \$269,000

Sold Date: 6/30/2014  
Days in RPR: 218

### Current Estimated Value

**\$274,680**

Last RVM® Update: 12/8/2014

RVM<sup>®</sup> Est. Range:  
**\$260,946 – \$288,414**

RVM® Confidence:



➔ RVM® Change  
Last 1 Month: —

 RVM® Change  
Last 12 Months: **8.56%**

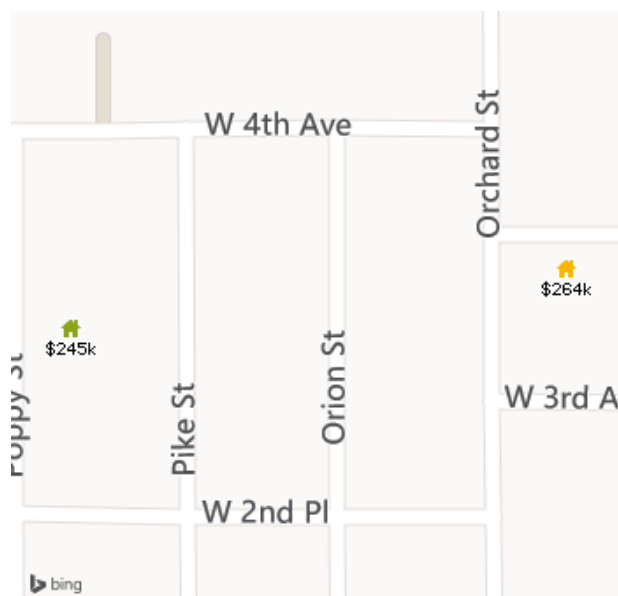
What makes a house a home? This remodeled 4 bed, 2 bath home offers a home warranty and is close to great schools and colleges, parks, restaurants, shopping, light rail, highways, mountains, creeks, and trail systems. The property has the mountain cottage feel and offers city light views at night....

## Home Facts

Property Type	Single Family Residence
Property Subtype	Detached Single Family
Bedrooms	4
Total Baths	2
Full Baths	1
Partial Baths	1
Living Area (sq ft)	1,950
Lot Size	7,270 sq ft
Basement (sq ft)	975
Year Built	1970
Total Rooms	4
Style	Contemporary
Roofing	Metal
Heating	Forced Air
Cooling	Evaporative Cooler
Fireplaces	Yes
Construction	Frame
Exterior Walls	Metal Siding
Number of Stories	Bi-Level

Courtesy of REAL ESTATE OF COLORADO LLC

304 Poppy ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 7/24/2014
- \* MLS listing 2922858, 6/13/2014

### Sold Price

**\$245,000**

Sold Date: 7/24/2014  
Days in RPR: 199

### Current Estimated Value

**\$245,230**

Last RVM® Update: 12/8/2014

RVM<sup>®</sup> Est. Range:  
**\$232,969 – \$257,491**

RVM® Confidence:



 RVM® Change  
 Last 1 Month: **-\$550**

 RVM® Change  
Last 12 Months: **5.24%**

## Home Facts

## Public Facts

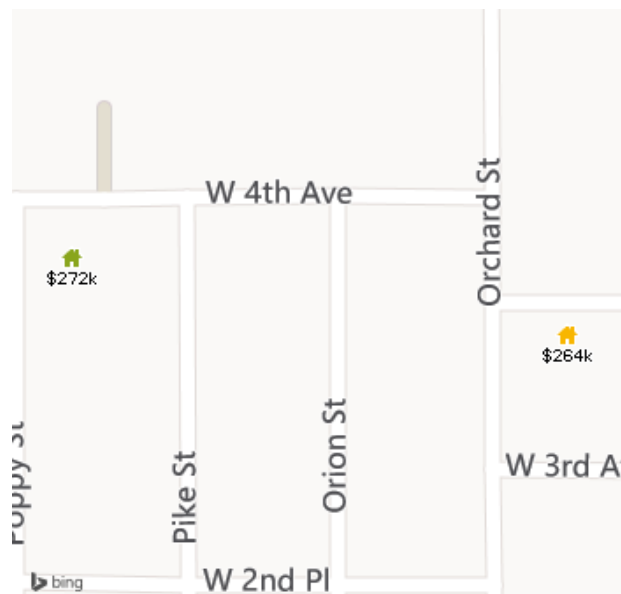
## Listing Facts

Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	4
Total Baths	—	2
Full Baths	—	1
Partial Baths	—	1
Living Area (sq ft)	—	1,428
Lot Size	—	8,407 sq ft
Year Built	—	1983
Total Rooms	—	4
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	Evaporative Cooler
Fireplaces	—	1
Construction	—	Frame
Exterior Walls	—	Brick, Vinyl Siding
Number of Stories	—	Bi-Level

Courtesy of EXIT REALTY DENVER TECH CENTER

This home is in close proximity to bike trails, shopping at Colorado Mills, and the light rail. Close to the interstate for easy access to Downtown Denver and the mountains. Home is located in a quiet neighborhood and close to a park. It has a large backyard with a dog run, shed and trex deck. Home...

# 344 Poppy ST, Golden, CO 80401



LEGEND: 🏠 Subject Property 🏡 This Property

## RECENTLY SOLD

\* Public Record

### Sold Price

**\$272,500**

Sold Date: 6/24/2014

### Current Estimated Value

**\$258,480**

Last RVM® Update: 12/8/2014

RVM® Est. Range:

**\$237,802 – \$279,158**

RVM® Confidence:



📉 RVM® Change

Last 1 Month: **-\$880**

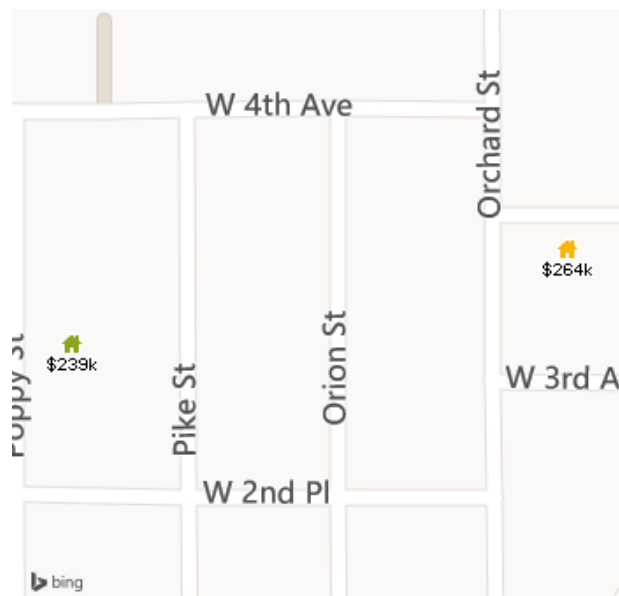
📉 RVM® Change

Last 12 Months: **-0.58%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>3</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>1</b>	—
Partial Baths	<b>1</b>	—
Living Area (sq ft)	<b>1,408</b>	—
Lot Size	<b>8,407 sq ft</b>	—
Lot Dimensions	<b>8407 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>1</b>	—
Year Built	<b>1984</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>0</b>	—
Number of Units	<b>1</b>	—
Number of Stories	<b>Split Level</b>	—

234 Poppy ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 10/24/2014
- \* MLS listing 8513042, 9/24/2014

### Sold Price

**\$238,762**

Sold Date: 10/24/2014  
Days in RPR: 96

### Current Estimated Value

**\$242,900**

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$230,755 – \$255,045**

RVM® Confidence:



 RVM® Change  
 Last 1 Month: **-\$340**

 RVM® Change  
Last 12 Months: **7.95%**

## Home Facts

## Public Facts

### Listing Facts

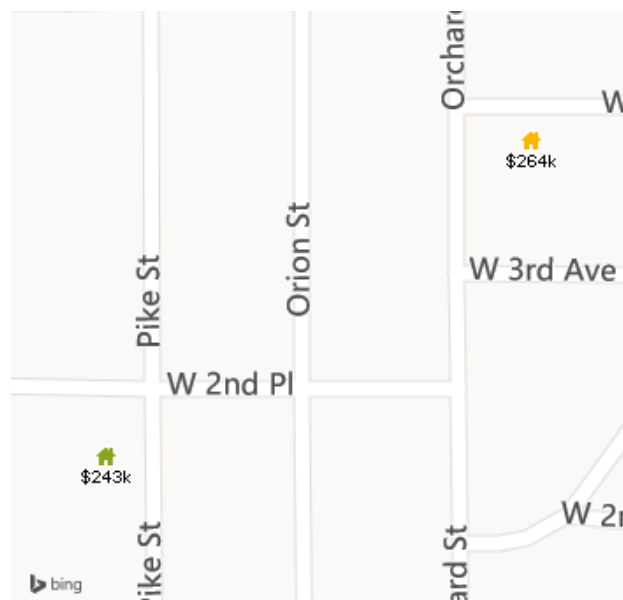
Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	3
Total Baths	—	2
Full Baths	—	1
Partial Baths	—	1
Living Area (sq ft)	—	1,408
Lot Size	—	8,407 sq ft
Year Built	—	1984
Total Rooms	—	3
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	A/C Central
Fireplaces	—	Yes
Construction	—	Frame
Exterior Walls	—	Wood Siding
Number of Stories	—	Tri Level

*Courtesy of Fuller Sotheby's International Realty*

This home is close proximity to West Line Rail Stop, Red Rocks Community College, Jefferson County Fairgrounds, Colorado Mills Mall, I-70, 6th Avenue and C-470. If the large backyard is not enough outdoor space, the Golden Heights Park is just two blocks away, too.



175 Pike St, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 11/21/2014
- \* MLS listing 7279639, 10/20/2014

### Sold Price

**\$243,000**

Sold Date: 11/21/2014  
Days in RPR: 70

### Current Estimated Value

# \$233,850

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$222,158 – \$245,542**

RVM<sup>®</sup> Confidence:

 RVM® Change  
Last 1 Month: **\$3,690**

 RVM® Change  
Last 12 Months: **5.81%**

## Home Facts

## Public Facts

## Listing Facts

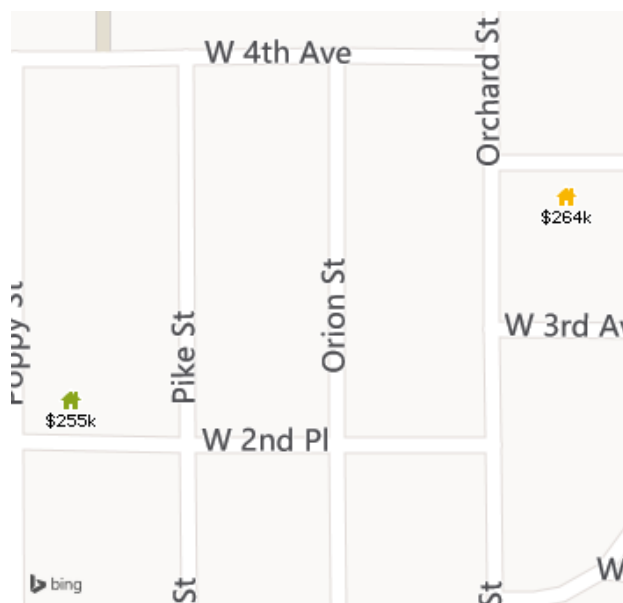
Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	3
Total Baths	—	2
Full Baths	—	2
Living Area (sq ft)	—	1,500
Lot Size	—	7,589 sq ft
Year Built	—	1970
Total Rooms	—	3
Style	—	Traditional
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	Evaporative Cooler
Fireplaces	—	1
Basement	—	Slab
Construction	—	Brick, Frame
Exterior Walls	—	Brick, Wood Siding
Number of Stories	—	Ranch (1 Story)

Courtesy of COLDWELL BANKER RESIDENTIAL 18

This fully remodeled and updated home in Golden features an efficient kitchen with new stainless steel appliances, granite counter tops, tile floor and a sink overlooking the large fenced backyard. Refinished hardwood floors on the main level and french doors open to the private backyard with a co...



## 16291 W 2nd PL, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 8/4/2014
- \* MLS listing 2076542, 6/23/2014

### Sold Price

**\$255,000**

Sold Date: 8/4/2014  
Days in RPR: 189

### Current Estimated Value

**\$255,660**

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$242,877 – \$268,443**

RVM® Confidence:



 RVM® Change  
Last 1 Month: **-\$310**

 RVM® Change  
Last 12 Months: **3.5%**

## Home Facts

## Public Facts

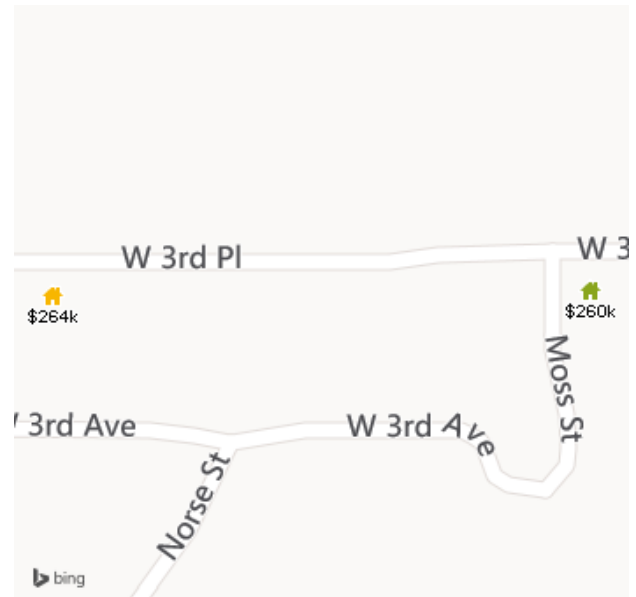
## Listing Facts

Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	3
Total Baths	—	2
Full Baths	—	2
Living Area (sq ft)	—	1,373
Lot Size	—	9,365 sq ft
Year Built	—	1982
Total Rooms	—	3
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	None
Fireplaces	—	1
Basement	—	Crawl Space
Construction	—	Modular Home
Exterior Walls	—	Brick, Wood Siding
Number of Stories	—	Ranch (1 Story)

Courtesy of KELLER WILLIAMS FOOTHILLS REALTY

Don't miss this charming three bedroom, two bathroom home in beautiful Golden. This home features a large living room with high ceilings and a gas fireplace, new carpeting in all bedrooms, and stainless steel appliances. The yard is ideal for entertaining, with both a covered porch and open patio s...

## 15658 W 3rd PL, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 6/30/2014
- \* MLS listing 7514672, 5/21/2014

**Sold Price**

# \$260,000

Sold Date: 6/30/2014  
Days in RPR: 222

### Current Estimated Value

**\$238,890**

Last RVM® Update: 12/8/2014

RVM<sup>®</sup> Est. Range:  
**\$226,946 – \$250,834**

RVM® Confidence:



 RVM® Change  
Last 1 Month: **\$1,060**

 RVM® Change  
Last 12 Months: **15.4%**

## Home Facts

## Public Facts

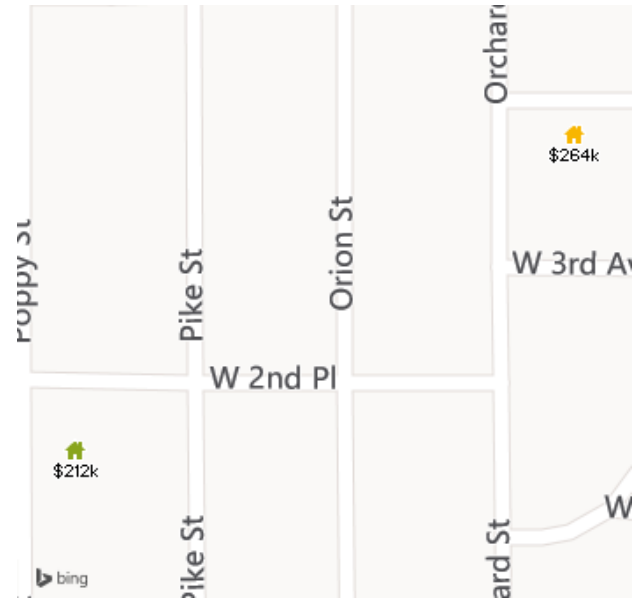
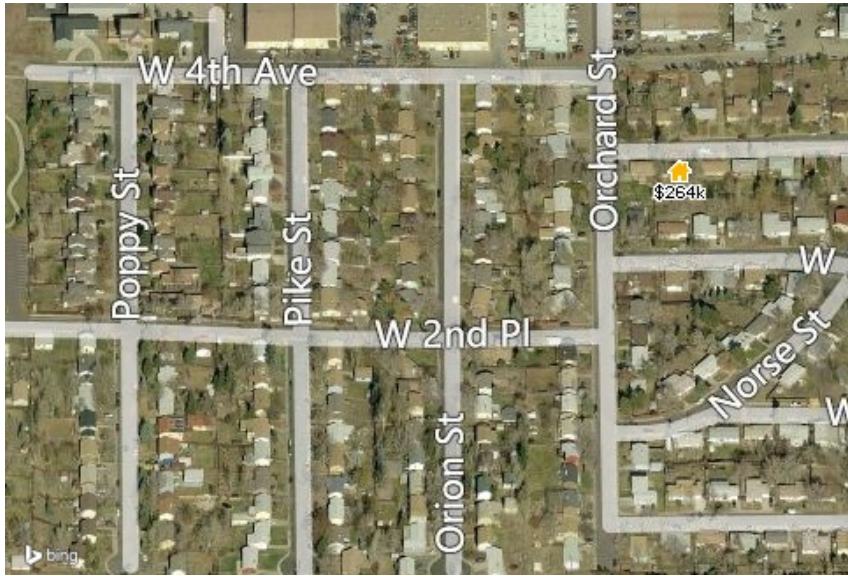
### Listing Facts

Property Type	-	Single Family Residence
Property Subtype	-	Detached Single Family
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Living Area (sq ft)	-	1,632
Lot Size	-	0.25 acres
Year Built	-	1964
Total Rooms	-	3
Style	-	Contemporary
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Evaporative Cooler
Fireplaces	-	1
Basement	-	Slab
Construction	-	Frame
Exterior Walls	-	Brick
Number of Stories	-	Ranch (1 Story)

Courtesy of RE/MAX ELITE

Charming 3 bed/2 bath ranch on a 1/4 acre lot that feels even larger! Pride of ownership shows: new insulation, 2 year old roof and gutters, newer windows on main level, newer furnace! Updated eat-in kitchen, wood floors on main level. All appliances stay! Tranquil park-like backyard with large c...

# 184 Poppy ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

\* Public Record

### Sold Price

**\$212,000**

Sold Date: 5/16/2014

### Current Estimated Value

**\$216,120**

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$190,186 – \$242,054**

RVM® Confidence:



 RVM® Change  
Last 1 Month: **\$1,600**

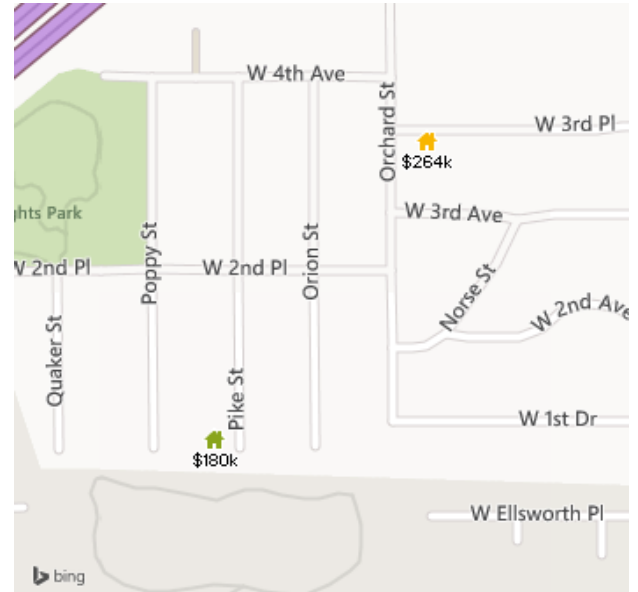
 RVM® Change  
Last 12 Months: **-6.03%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>2</b>	—
Total Baths	<b>1</b>	—
Full Baths	<b>1</b>	—
Living Area (sq ft)	<b>828</b>	—
Lot Size	<b>8,551 sq ft</b>	—
Lot Dimensions	<b>8551 SF</b>	—
Year Built	<b>1970</b>	—
Style	<b>Ranch/Rambler</b>	—
Basement	<b>Unfinished Basement</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>0</b>	—
Number of Units	<b>1</b>	—



# 105 Pike St, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

\* Public Record

### Sold Price

**\$180,000**

Sold Date: 9/18/2014

### Current Estimated Value

**\$210,200**

Last RVM® Update: 12/8/2014

RVM® Est. Range:

**\$184,976 – \$235,424**

RVM® Confidence:



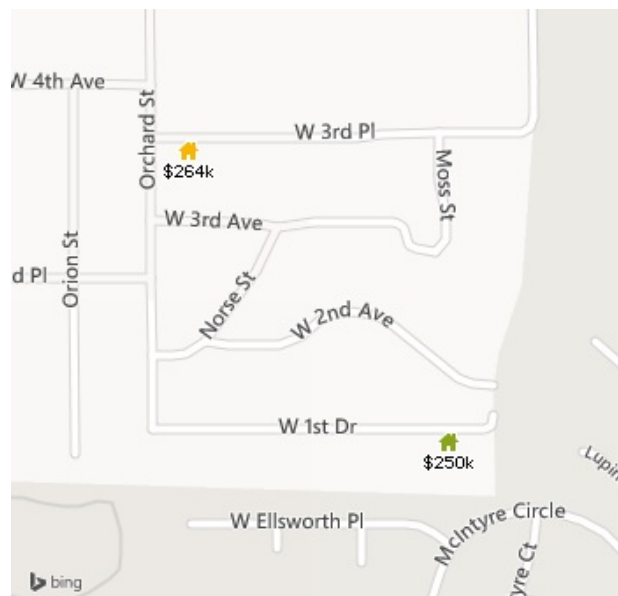
 RVM® Change  
Last 1 Month: **\$280**

 RVM® Change  
Last 12 Months: **-10.55%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>2</b>	—
Total Baths	<b>1</b>	—
Full Baths	<b>1</b>	—
Living Area (sq ft)	<b>1,000</b>	—
Lot Size	<b>8,309 sq ft</b>	—
Lot Dimensions	<b>8309 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>1</b>	—
Year Built	<b>1970</b>	—
Style	<b>Ranch/Rambler</b>	—
Fireplaces	<b>1</b>	—
Basement	<b>Unfinished Basement</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>0</b>	—
Number of Units	<b>1</b>	—

15692 W 1st Dr, Golden, CO 80401



LEGEND:  Subject Property  This Property

## RECENTLY SOLD

- \* Sold Date: 11/7/2014
- \* MLS listing 1729992, 8/26/2014

### Sold Price

**\$250,000**

Sold Date: 11/7/2014  
Days in RPR: 125

### Current Estimated Value

**\$241,780**

Last RVM® Update: 12/8/2014

RVM® Est. Range:  
**\$229,691 – \$253,869**

RVM® Confidence:



 RVM® Change  
 Last 1 Month: **-\$270**

 RVM® Change  
Last 12 Months: **22.11%**

This Ranch home is a Gem in Golden. This home features 3 bedrooms (possible 4th bedroom), 2 bathrooms, and a 1 car oversized attached garage. This home has had many updates, a large spacious kitchen, and large living spaces. Upstairs bath has a jetted tub and newer tile. The basement bedroom has...

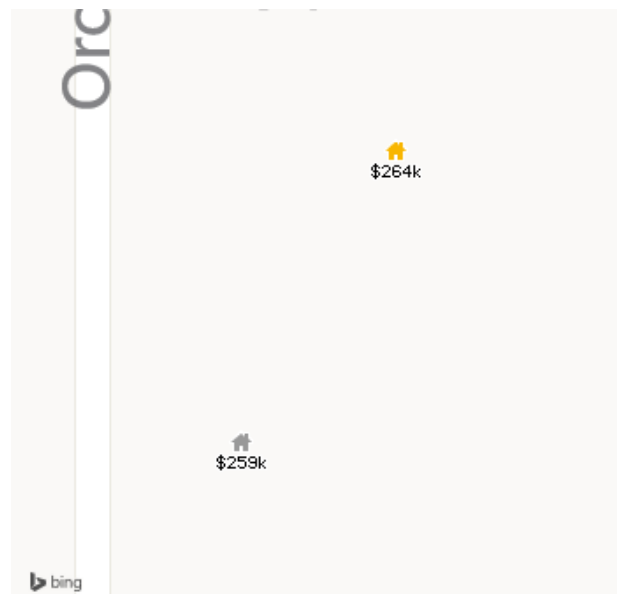
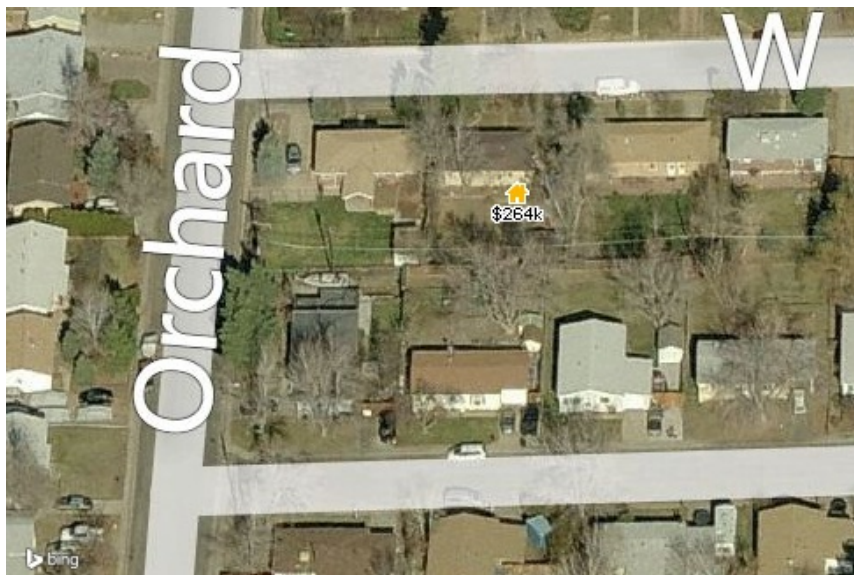
## Home Facts

Property Type	—	Single Family Residence
Property Subtype	—	Detached Single Family
Bedrooms	—	3
Total Baths	—	2
Full Baths	—	1
Partial Baths	—	1
Living Area (sq ft)	—	1,872
Lot Size	—	7,419 sq ft
Year Built	—	1970
Total Rooms	—	3
Style	—	A-Frame
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	Evaporative Cooler
Fireplaces	—	Yes
Basement	—	Slab
Construction	—	Frame
Exterior Walls	—	Other
Number of Stories	—	Ranch (1 Story)

Courtesy of RLO REALTY



# 300 Orchard ST, Golden, CO 80401



LEGEND:  Subject Property  This Property

**OFF MARKET**

\* Public Record

**Current Estimated Value**

## \$259,410

Last RVM® Update: 12/8/2014

RVM® Est. Range:

**\$233,469 – \$285,351**

RVM® Confidence:



 RVM® Change

Last 1 Month: **-\$3,830**

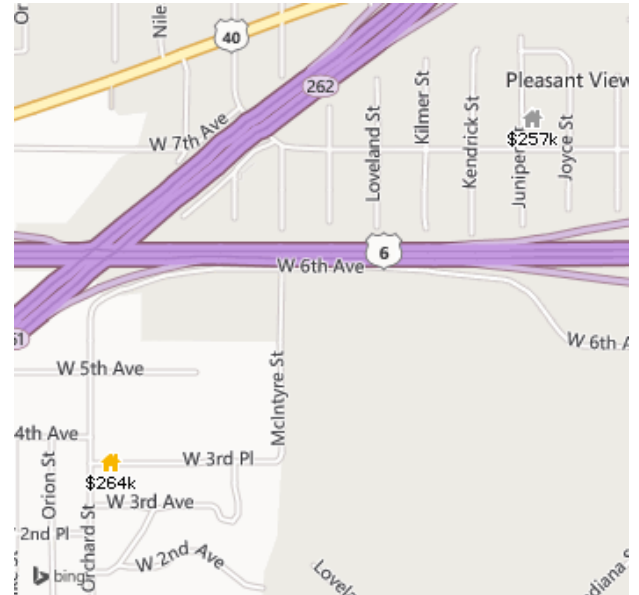
 RVM® Change

Last 12 Months: **8.08%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>5</b>	—
Total Baths	<b>3</b>	—
Full Baths	<b>1</b>	—
Partial Baths	<b>2</b>	—
Living Area (sq ft)	<b>1,144</b>	—
Lot Size	<b>8,019 sq ft</b>	—
Lot Dimensions	<b>8019 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>3</b>	—
Year Built	<b>1969</b>	—
Style	<b>Ranch\Rambler</b>	—
Basement	<b>Partial Basement</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>0</b>	—
Number of Units	<b>1</b>	—

## 720 Juniper ST, Golden, CO 80401



LEGEND: 🏠 Subject Property 🏠 This Property

### OFF MARKET

\* Public Record

Current Estimated Value

**\$256,700**

Last RVM® Update: 12/8/2014

RVM® Est. Range:

**\$218,195 – \$295,205**

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$930**



RVM® Change

Last 12 Months: **7.4%**

### Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	—
Property Subtype	<b>Single Family</b>	—
Bedrooms	<b>4</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>1</b>	—
Partial Baths	<b>1</b>	—
Living Area (sq ft)	<b>987</b>	—
Lot Size	<b>9,451 sq ft</b>	—
Lot Dimensions	<b>9451 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>1</b>	—
Year Built	<b>1997</b>	—
Style	<b>Ranch/Rambler</b>	—
Basement	<b>Partial Basement</b>	—
Construction	<b>Frame</b>	—
Number of Buildings	<b>0</b>	—
Number of Units	<b>1</b>	—

## Recommended Pricing Strategy

	Active Listings	Distressed	Expired Listings	Sold	User Selected Comps
Lowest Price	\$234,000	\$180,670	\$169,000	\$229,000	\$210,200
Median Price	\$525,000	\$251,665	\$390,450	\$251,000	\$244,950
Highest Price	\$1,200,000	\$372,680	\$1,450,000	\$305,000	\$269,000
Median Price Per Sq. Ft.	\$183	\$220	\$170	\$140	\$162
Days in RPR	11	—	158	89	157

### Comparable Sold Property Price Analysis

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$99,900	\$134
Median Price	\$437,500	\$221
High Price	\$1,475,000	\$357

### Details of Comparative Analysis

Average of Comps **\$166,695**

Adjustments **-\$1,987**

Recommended Price **\$250,000**  
Range: \$235,000 – \$265,000  
(or \$260 per sq. ft.)

### Details of Refined Value Analysis

Original Estimated Value **\$226,550**

Changes Based on Home Facts **—**

Home Improvement Adjustments **\$18,620**

Market Condition Adjustments **\$18,536**

Estimate + Adjustments **\$263,706**  
(or \$275 per sq. ft.)

### Sellers

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

### Broker / Agent

\_\_\_\_\_  
Signature Date

## Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>

*I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.*

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*Seller*


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*date*