

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	1	N/A	\$745,000	10/08/2021
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,892	22,390	1972	SFR	

OWNER INFORMATION			
Owner Name	Crawford Tony R	Mailing Zip	80005
Owner Name 2	Crawford Meloni S R	Mailing ZIP 4	3342
Mailing Address	7677 Simms St	Mailing Carrier Route	C061
Mailing City & State	Arvada, CO	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$795,656	School District	JEFFERSON COUNTY SCHOOL DI STRICT NO. R-1
Median Home Value Rating	9 / 10	Family Friendly Score	93 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	71 / 100	Walkable Score	41 / 100
Total Incidents (1 yr)	35	Q1 Home Price Forecast	\$789,964
Standardized Test Rank	81 / 100	Last 2 Yr Home Appreciation	3%

LOCATION INFORMATION			
Property Zip	80005	Census Tract	98.36
Property Zip4	3342	Neighborhood Code	Cameo Estates, Croke-1013
Property Carrier Route	C061	Township	02
School District	Jefferson County R-1	Range	69
Elementary School	Sierra	Section	32
Middle School	Oberon	Quarter	NE
High School	Ralston Valley	Block	2384
Zoning	A-2	Within 250 Feet of Multiple Flood Z one	No

ASSESSMENT & TAX				
Assessment Year	2025 - Preliminary	2024	2023	2022
Market Value - Land	\$272,723	\$207,798	\$207,798	\$143,900
Market Value - Improved	\$508,494	\$468,223	\$468,223	\$374,546
Market Value - Total	\$781,217	\$676,021	\$676,021	\$518,446
Assessed Value - Land	\$17,045	\$13,922	\$13,922	\$10,001
Assessed Value - Improved	\$31,781	\$31,371	\$31,371	\$26,031
Assessed Value - Total	\$48,826	\$45,293	\$45,293	\$36,032
YOY Assessed Change (%)	7.8%	0%	25.7%	
YOY Assessed Change (\$)	\$3,533	\$0	\$9,261	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,529		
2023	\$4,393	\$865	24.5%
2024	\$4,387	-\$6	-0.13%

CHARACTERISTICS			
Lot Acres	0.514	Baths - Total	3
Lot Sq Ft	22,390	MLS Total Baths	3
Land Use - CoreLogic	SFR	Baths - Full	Tax: 3 MLS: 1
Building Type	Single Family	Stories	1
Style	Ranch	Fireplace	Y
Year Built	1972	Fireplaces	1
Bldg Sq Ft - Above Ground	1,621	Heat Type	Hot Water
Bldg Sq Ft - Basement	1,271	Patio Type	Deck
Bldg Sq Ft - Finished Basement	1,271	Garage Type	Attached Garage
Bldg Sq Ft - Total	2,892	Garage Capacity	MLS: 5
Bldg Sq Ft - Finished	Tax: 1,621 MLS: 2,892	Garage Sq Ft	600
Bldg Sq Ft - 1st Floor	1,621	Construction	Wood
Basement Type	Finished	Water	Type Unknown
# Buildings	1	Sewer	Type Unknown

Bedrooms	3	Quality	Average
FEATURES			
Feature Type	Size/Qty		
Shed	192		
Residential Use	1,639		
Wood Deck	600		
Attached Garage	720		
Detached Garage	102		
Covered Porch	192		
Out Shed	1,621		
First Floor	1,271		
Basement Total			

SELL SCORE			
Rating	Very High	Value As Of	2025-11-23 05:12:25
Sell Score	839		

ESTIMATED VALUE			
RealAVM™	\$776,300	Confidence Score	91
RealAVM™ Range	\$719,600 - \$833,000	Forecast Standard Deviation	7
Value As Of	11/17/2025		

(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	3235	Cap Rate	3%
Estimated Value High	3650	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	2820		

(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	3168070	MLS Listing Contract Date	09/02/2021
MLS Days On Market	4	MLS Close Date	10/08/2021
MLS Status	Closed	MLS List Office Name	RE/MAX PROFESSIONALS
MLS Status Change Date	10/11/2021	MLS List Agent Full Name	970085-Mariann Bell
MLS Current Price	\$720,000	MLS Buyer Agent Full Name	068738-Stephan Barnard
MLS Original List Price	\$720,000	MLS Buyer Office Name	RE/MAX ALLIANCE
MLS Close Price	\$745,000	MLS Source	REcolorado
MLS Listing #	898838	873454	848326
MLS Source History	REcolorado	REcolorado	REcolorado
MLS Status	Closed	Expired	Expired
MLS Listing Price	\$299,900	\$299,900	\$314,900
MLS Orig Listing Price	\$324,900	\$324,900	\$324,900
MLS Listing Close Price	\$299,900	\$0	\$0
MLS Listing Date	02/04/2010	02/04/2010	02/04/2010
MLS Close Date Hist	08/05/2010		
MLS Listing Expiration Date		02/05/2011	02/05/2011

LAST MARKET SALE & SALES HISTORY			
Sale Date	10/08/2021	Deed Type	Special Warranty Deed
Sale Price	\$745,000	Owner Name	Crawford Tony R
Price per SqFt - Finished	\$459.59	Owner Name 2	Crawford Meloni S R
Document Number	146617	Seller	Miller John

Sale Date	10/08/2021	10/07/2021	08/05/2010	02/18/2010	07/15/2001
Sale Price	\$745,000		\$299,900		
Nominal		Y		Y	Y

Buyer	Crawford Tony R & Meloni S R	Crawford Tony R	Miller John	US Capital Funding LLC	Parker Maria J
Buyer	Crawford Meloni S R	Crawford Meloni S R			
Seller	Miller John	Miller John	US Cap Fndg	Deputy Public Te Of Jefferson Cnt	Parker Hillmer A
Document Number	146617	146617	69065	14278	F1282203
Document Type	Special Warranty Deed	Special Warranty Deed	Special Warranty Deed	Public Trustees Deed	Quit Claim Deed
Title Company	First American	First American Title Insurance			
Multi/Split Sale Type					Multiple

Sale Date		11/30/1995		04/27/1992	
Sale Price		\$205,000		\$157,500	
Nominal					
Buyer		Parker Hillmer A		Armijo Ray H & Armijo Elaine A	
Buyer				Armijo Armijo Elaine A	
Seller		Armijo Ray H & Elaine A		Swanstrom Larry A	
Document Number		F0152475		92050464	
Document Type		Warranty Deed		Warranty Deed	
Title Company					
Multi/Split Sale Type					

MORTGAGE HISTORY					
Mortgage Date	10/14/2021	11/01/2012	08/11/2010	08/11/2010	08/17/2006
Mortgage Amount	\$596,000	\$117,068	\$130,000	\$69,000	\$40,500
Mortgage Lender	Firstbank	Wells Fargo Bk Na	Wells Fargo Bk Na	Wells Fargo Bk Na	Ctx Mtg Co LLC
Borrower	Crawford Tony R	Miller John D	Miller John	Miller John	Parker Maria J
Borrower	Crawford Meloni S R				
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Nominal	Refi	Resale	Resale	Refi
Mortgage Int Rate					
Mortgage Int Rate Type					
Mortgage Term	15	15	15	40	15
Mortgage Term	Years	Years	Years	Years	Years
Title Company		Metro Denver Title			

Mortgage Date	08/17/2006	06/16/2004	12/01/2003
Mortgage Amount	\$388,000	\$425,000	\$400,000
Mortgage Lender	Ctx Mtg Co LLC	First Franklin Fin'l Corp	* Other Institutional Lenders
Borrower	Parker Maria J	Parker Maria J	Parker Maria J
Borrower			
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi
Mortgage Int Rate		6.5	
Mortgage Int Rate Type		Adjustable Int Rate Loan	Fixed Rate Loan
Mortgage Term	30	30	30
Mortgage Term	Years	Years	Years
Title Company		Quantum Title	

FORECLOSURE HISTORY		
Document Type	Certificate Of Purchase	Notice Of Trustee's Sale
Foreclosure Filing Date		04/10/2009
Recording Date	01/29/2010	04/28/2009
Document Number	8870	37051
Final Judgment Amount		\$388,000
Original Doc Date	08/17/2006	08/17/2006
Original Document Number	100911	100911

