

7677 Simms St, Arvada, CO 80005-3342, Jefferson County

APN: 052777 CLIP: 2716413263

	MLS Beds 3	MLS Full Baths 1	Half Baths N/A	MLS Sale Price \$745,000	MLS Sale Date 10/08/2021
	MLS Sq Ft 2,892	Lot Sq Ft 22,390	MLS Yr Built 1972	Type 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 DISTRICT NO. R-1		
Median Home Value Rating	9 / 10	Family Friendly Score	93 / 100		
Total Crime Risk Score (for the neighborhood, 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 Zone	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 (\$)	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		600		
Bldg Sq Ft - 1st Floor	1,621	Garage Sq Ft	Wood		
Basement Type	Finished	Construction	Type Unknown		
# Buildings	1	Water	Type Unknown		
		Sewer			

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

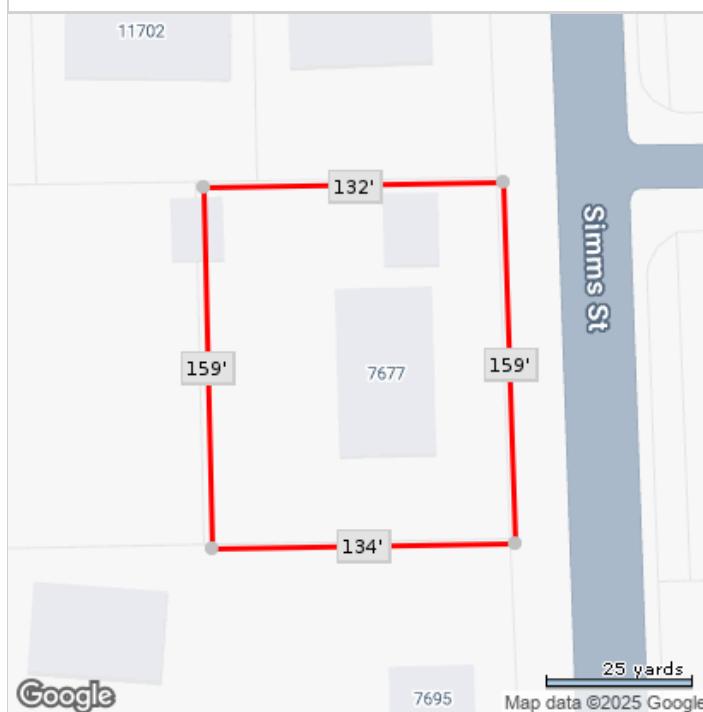
Buyer	Crawford Tony R & Meloni S R	Crawford Tony R	Miller John	US Capital Funding LLC	Parker Maria J
Seller	Miller John	Miller John	US Cap Fndg	Deputy Public Te Of Jefferson Cnt	Parker Hillmer A
Document Number	146617	146617	69065	14278	F1282203
Document Type	Special Warranty Deed	Special Warranty Deed	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

PROPERTY MAP

*Lot Dimensions are Estimated

