

9271 Sand Hill St, Highlands Ranch, CO 80126-5219, Douglas County

	Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
	4	4,341	9,235	\$36,973
	Baths	Yr Built	Type	Sale Date
	3	1997	SFR	07/03/1997

OWNER INFORMATION			
Owner Name	Montgomery Chris	Mailing Zip	80126
Owner Name 2	Montgomery Melissa	Mailing ZIP 4	5219
Mailing Address	9271 Sand Hill St	Mailing Carrier Route	C008
Mailing City & State	Highlands Ranch, CO	Owner Occupied	Yes

LOCATION INFORMATION			
Property Zip	80126	Census Tract	141.39
Property Zip4	5219	Neighborhood Code	207-207
Property Carrier Route	C008	Neighborhood Name (OnBoard)	Eastridge
School District	Douglas County Re 1	Township	06
Elementary School	Fox Creek	Range	67
Middle School	Cresthill	Section	7
High School	Highlands Ranch	Quarter	NW
Subdivision	Highlands Ranch	Block	7
Zoning	PDU	Lot	98

TAX INFORMATION			
PIN	R0370912	% Improved	78%
Alternate PIN	223107207012	Tax District	3602
Schedule Number	0370912		
Legal Description	LOT 98 HIGHLANDS RANCH #107 B 0.212 AM/L		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Market Value - Land	\$143,499	\$143,499	\$138,470
Market Value - Improved	\$496,797	\$496,797	\$433,155
Market Value - Total	\$640,296	\$640,296	\$571,625
Assessed Value - Land	\$10,260	\$10,260	\$9,970
Assessed Value - Improved	\$35,520	\$35,520	\$31,190
Assessed Value - Total	\$45,780	\$45,780	\$41,160
YOY Assessed Change (%)	0%	11.22%	
YOY Assessed Change (\$)	\$0	\$4,620	
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$3,890		
2019	\$4,262	\$372	9.55%
2020	\$4,246	-\$16	-0.37%

CHARACTERISTICS			
Lot Acres	0.212	Total Rooms	8
Lot Sq Ft	9,235	Bedrooms	4
Land Use - County	Res Single Family Improvements	Baths - Total	3
Land Use - CoreLogic	SFR	Baths - Full	3
Building Type	Single Family	Stories	2
Year Built	1997	Fireplace	Y
Bldg Sq Ft - Above Ground	3,231	Fireplaces	1
Bldg Sq Ft - Basement	1,568	Heat Type	Forced Air
Bldg Sq Ft - Finished Basement	1,110	Garage Type	Built-In
Bldg Sq Ft - Unfinished Basement	458	Garage Sq Ft	577
Bldg Sq Ft - Total	4,799	Roof Material	Composition Shingle
Bldg Sq Ft - Finished	4,341	Exterior	Frame/Masonry
Basement Type	Walk Out	Quality	Good
# Buildings	1		

SELL SCORE

Rating	Moderate	Value As Of	2021-04-13 23:15:55
Sell Score	507		

ESTIMATED VALUE			
RealAVM™	\$712,200	Confidence Score	68
RealAVM™ Range	\$619,614 - \$804,786	Forecast Standard Deviation	13
Value As Of	04/28/2021		

(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.

LAST MARKET SALE & SALES HISTORY			
Sale Date	07/03/1997	Deed Type	Special Warranty Deed
Sale Price	\$36,973	Owner Name	Montgomery Chris
Price per SqFt - Finished	\$8.52	Owner Name 2	Montgomery Melissa
Document Number	1446-1539	Seller	Mission Viejo Co
Sale Type	Full		

Sale Date	07/29/1998	07/03/1997
Sale Price	\$295,929	\$36,973
Buyer	Montgomery Chris & Melissa	Oakwood Homes LLC
Buyer	Montgomery Melissa	
Seller	Oakwood Homes LLC	Mission Viejo Co
Document Number	1580-360	1446-1539
Document Type	Warranty Deed	Special Warranty Deed
Title Company	Land Title Insurance Co.	Land Title Insurance Co.

MORTGAGE HISTORY					
Mortgage Date	12/23/2019	12/27/2018	04/28/2014	11/20/2007	12/04/2006
Mortgage Amount	\$398,000	\$367,600	\$366,008	\$329,840	\$141,900
Mortgage Lender	Quicken Lns Inc	Quicken Lns Inc	Jp Morgan Chase Bk Na	Jp Morgan Chase Bk	Jp Morgan Chase Bk
Borrower	Montgomery Chris	Montgomery Chris	Montgomery Chris	Montgomery Chris	Montgomery Chris
Borrower	Montgomery Melissa	Montgomery Melissa	Montgomery Melissa	Montgomery Melissa	Montgomery Melissa
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Int Rate			6.625		
Mortgage Int Rate Type			Fixed Rate Loan		
Mortgage Term	25	30	40	30	30
Mortgage Term	Years	Years	Years	Years	Years
Title Company	Other	Other			

Mortgage Date	07/07/2004	08/27/2002	11/07/2001
Mortgage Amount	\$121,536	\$100,000	\$65,000
Mortgage Lender	Bank One Na/Oh	Bank One Na	Bank One Na
Borrower	Montgomery Chris	Montgomery Chris	Montgomery Melissa
Borrower	Montgomery Melissa	Montgomery Melissa	
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi
Mortgage Int Rate			
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan	
Mortgage Term		15	15
Mortgage Term		Years	Years
Title Company			

FORECLOSURE HISTORY		
Document Type	Release Of Lis Pendens/Notice	Notice Of Trustee's Sale
Foreclosure Filing Date		09/22/2010
Recording Date	06/23/2014	10/04/2010
Document Number	33069	64639
Final Judgment Amount		\$320,715

PROPERTY MAP



*Lot Dimensions are Estimated

