

VALUATION WORKBOOK

790 S Mccoy Dr, Pueblo West, CO 81007

Debbie Fouts





Presented by

Rick Thomas Broker/Owner GRI, ABR, CRS, SRES, SRS

Colorado Real Estate License: 100053334 File ID: 790 S Mccoy Dr, Pueblo West, CO 81007



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Integrity West Realty LLC 387 East Enterprise Drive, Suite 140 Pueblo West, CO 81007







790 S Mccoy Dr, Pueblo West, CO 81007

Listing Date: – MLS Name: – MLS Listing ID: –



Off Market • Sold Date: 7/30/2008, Public Record

Result of Sales Comparison Analysis

\$356,323 (or \$315 / sq ft)

Last Analysis Update: 6/19/2024

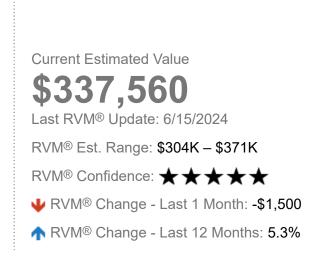
\$349K - \$365K

(or \$308 – \$323 / sq ft)

Number of Comps Chosen

4

Comps Range **\$350K – \$388K**



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. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. 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.







Homeowner Facts

Owner Name (Public)	Lakefront LIc Tr Or The Successor; Tr Under Ruby Trust (Dated 4/20/2017)
Mailing Address	Po Box 321 Rockwood TN 37854-0321
Vesting	Trust/Trustee/Conservator





790 S Mccoy Dr, Pueblo West, CO 81007

Listing Date: – MLS Name: –

MLS Listing ID: -

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	-	-	_
Property Type	Single Family	-	Single Family
Property Subtype	Single Family Residential	-	-
Total Rooms	6	-	-
Total Rooms Above Grade	—	-	-
Bedrooms	3	-	4
Bedrooms Above Grade	—	-	
Building Size sq ft range (low)	—	-	-
Building Size sq ft range (high)	—	-	-
Fotal Baths	3.0	-	-
Total Baths Above Grade	-	-	-
Full Baths	3	-	-
Full Baths Above Grade	_	_	-
Partial Baths	_	_	
Partial Baths Above Grade	_	-	-
Living Area (sq ft)	1,130	_	
Building Area (sq ft)	1,130	_	2,222
Living Area Above Grade (sq ft)		_	1,130
Basement (sq ft)		_	1,092
Finished Rooms Below Grade			-
Lot Size	10,375 sq ft		
Lot Dimensions	83X125		
Garage	Yes		
· · · · · · · . · · · · · · · · · · · · · · · · · · ·	-		
Garage (sq ft) Pool			
Location			
Tenure			·····
√iew			
View Factors	_		
	– Ranch\Rambler	-	
Style	KanchKampier	-	
Quality of Construction	-	-	-
Year Built	1997		
			-
Condition		-	-
Functional Utility		-	-
Heating Features	Forced Air Unit	-	-
Cooling Features	-	-	Evaporative Roof
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
	Asphalt		Composition
Fireplaces	-	-	None
Basement Features	Improved Basement (Finished)	-	
Foundation Features		-	-
Construction Features	Frame	-	-
Exterior Wall Features	_	-	-
Number of Buildings	_	_	_
Number of Units	0	-	_







Number of Stories

1 story with Basement

.



Extended Home Facts

Listing Date: – MLS Name: – MLS Listing ID: –





Subject Property

Location Details

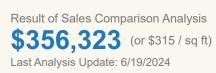
Zoning

R1:RES/1 FAM DWEL 7000SF





Sales Comparables Analysis Summary



\$349K - \$365K

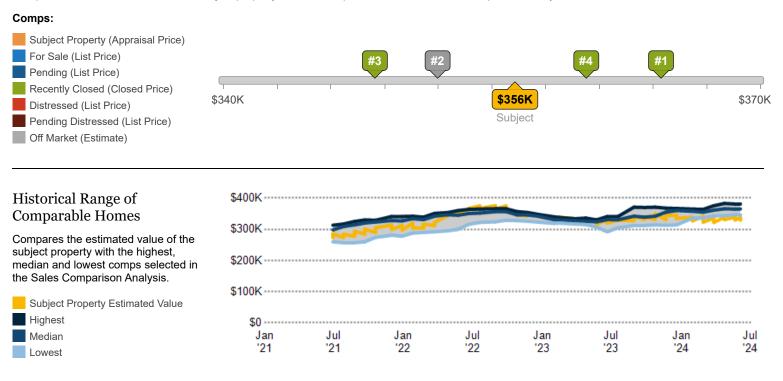
(or \$308 - \$323 / sq ft)

Number of Comps Chosen

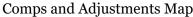
Comps Range **\$350K - \$388K**

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.









■ Sold Date: 5/17/2024 ■ MLS Listing 220794: 3/14/2024 Sold Date: 3/28/2024 = MLS Listing 219429: 12/28/2023 Price: Price: \$350,000 \$388,000 Adjusted: Adjusted: \$348,500 \$360,290 4 bed 5 bed 3.0 bath 3.0 bath 1,192 sq ft 1,267 sq ft







Comps Selected In Analysis	D. Abur denile		
	The second second		
	Google		
Address	790 S Mccoy Dr Pueblo West, CO 81007	645 S Bayfield Ave Pueblo West, CO 81007	684 S Wolcott Dr Pueblo West, CO 81007
Status	Subject Property	1 Closed	2 Closed
MLS Name	-	-	Pueblo Association of REALTORS®
MLS Listing ID	-	-	218825
Proximity		.69 Mi. NE	.3 Mi. N
Value	\$356,323	\$368,000	\$355,000
Price Per Sq. Ft.	\$315	\$305	\$166
Sale/Finance Concession	_	\$8,500 -\$8,500	\$0
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single Family
Total Rooms	6	6	6
Total Rooms Above Grade	-	-	-
Bedrooms	4	3 +\$5,000	4
Bedrooms Above Grade	-	-	-
Building Size sq ft range (low)	-	-	-
Building Size sq ft range (high)	-	-	-
Total Baths	3.0	2.0 +\$3,000	3.0
Total Baths Above Grade	-	—	-
Full Baths	3	2	3
Full Baths Above Grade	-	-	-
Partial Baths	-	-	-
Partial Baths Above Grade	_	-	_
Living Area (sq ft)	1,130	1,208	1,126
Building Area (sq ft)	2,222	2,380	2,252
Living Area Above Grade (sq ft)	1,130	1,208	1,126
Basement (sq ft)	1,092	1,172	1,126
Finished Rooms Below Grade	-	-	-
Lot Size	10,375 sq ft	0.28 acres	0.27 acres
Lot Dimensions	83X125	80X155	80x145
Garage	Yes	Yes	Yes
Garage (sq ft)	-	_	-
Pool	_	-	-
Location	_	-	-
Tenure	_	-	-
View	_	-	-
View Factors	_	-	-
Style	Ranch\Rambler	Ranch\Rambler	Ranch\Rambler







Comps Selected In Analysis			
	Google		a during a
Address	790 S Mccoy Dr Pueblo West, CO 81007	645 S Bayfield Ave Pueblo West, CO 81007	684 S Wolcott Dr Pueblo West, CO 81007
Status	Subject Property	1 Closed	2 Closed
Quality of Construction	-	-	-
Year Built	1997	1999	1998
Age	27	25	26
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Forced Air Unit	Forced Air Unit	Forced Air, Natural Gas
Cooling Features	Evaporative Roof	Refrigerated Central -\$3,000	Refrigerated Central -\$3,000
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	Covered Patio, Covered Porch, Open Rear Patio
Roofing Features	Composition	Asphalt	Composition
Fireplaces	None	-	None
Basement Features	Improved Basement (Finished)	Improved Basement (Finished)	Completely Finished, Full Basement
Foundation Features	-	-	-
Construction Features	Frame	Frame	Frame
Exterior Wall Features	-	-	Frame, Stucco
Number of Buildings	-	-	_
Number of Units	0	0	0
Number of Stories	1 story with Basement	1 story with Basement	1 story with Basement
Adjustments - See Notes	_	_	_
Net Adjustments (%)		-0.95%	-0.85%
Gross Adjustments (%)		5.3%	0.85%
Net Adjustments		-\$3,500	-\$3,000
Net Adjustments Per Sq. Ft.		-\$3	-\$2
Net Adjusted Value		\$364,500	\$352,000
Net Adjusted Value Per Sq. Ft.		\$302	\$313
Comp Weighting		25%	25%
Notes from Rick Thomas		-	-





Comps Selected
In Analysis

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Address 310 E Starduat Dr Pueblo Vest. CO 81007 634 SAguilar Dr Pueblo Vest. CO 81007 Status I Cosed I Cosed MLS Name Pueblo Association of REALTORS® Pueblo Association of REALTORS® MLS Listing ID 219429 220794 Proximity 1.6 Mi. N 35 Mi. W Value 3500.000 5388.000 Price Per Sq. FL 5148 S155 Sale/Finance Concession \$0 - -85.000 Property Type Single Family Single Family Single Family Property Subype Single Family Single Family Single Family Property Type Single Family Single Family Single Family Property Subype Single Family Single Family Single Family Property Type Single Family Single Family Single Family Building Size sq frange (Neth) - - - Duilding Size sq frange (Neth) - - - Size sq frange (Neth) - - - Full Baths 3 3 - - Full Baths Above Grade			
LLS NamePueblo Association of REALTORS®Pueblo Association of REALTORS®MLS Listing ID219429220794Proximity16 Mi. N35 Mi. WValue350,000\$388,000Price Per Sq. FL5148\$155Sale/Finance Concession50Property TypeSingle FamilySingle FamilyProperty TypeSingle FamilySingle FamilyProperty SubtypeSingle FamilySingle FamilyTotal Rooms Above GradeBedrooms Above GradeBuilding Sizes qf trange (high)Total Baths3.03.0Total Baths Above GradeFull Baths33Full Baths3.03.0Full Baths3.03.0Full Baths Above GradeFull Baths Above Grade<			834 S Aguilar Dr Pueblo West, CO 81007
REALTORS® REALTORS® MLS Listing ID 219429 220794 Proximity 1.6 ML N 358.000 Yalue \$350.000 \$388.000 Proce Per Sq. FL \$148 \$155 Sale/Finance Concession \$0 - -\$5000 Property Type Single Family Single Family Single Family Property Subtype Single Family Single Family Single Family Total Rooms 6 6 - Bedrooms Above Grade - - - Bedrooms Above Grade - - - Building Size sq ft range (high) - - - Total Baths 3.0 3 - Full Baths 3.0 3 - Full Baths Above Grade - - - Full Baths Abov	Status	3 Closed	4 Closed
Proximity 1.6 Mi. N .35 Mi. W Value \$350,000 \$388,000 Price Per Sq. FL \$148 \$155 Sale/Finance Concession \$0 - -\$5,000 Property Type Single Family Single Family Single Family Property Subtype Single Family Single Family Single Family Total Rooms 6 6 6 Bedrooms Above Grade - - - Building Size sql range (low) - - - Building Size sql range (logh) - - - Total Baths 3.0 3.0 - - Total Baths Above Grade - - - - Full Baths 3.0 3.0 - - - Partial Baths Above Grade - - - - - Partial Baths Above Grade - - - - - Partial Baths Above Grade - - - - -	MLS Name		
Value \$350,000 \$388,000 Price Par Sq. FL \$148 \$155 Sale/Finance Concession \$0 - -\$5,000 Property Type Single Family Single Family Single Family Property Tyubype Single Family Single Family Single Family Total Rooms 6 6 6 Otal Rooms Above Grade - - - Bedrooms Above Grade - - - Building Size sq ft range (low) - - - Total Baths Above Grade - - - Total Baths Above Grade - - - Total Baths Above Grade - - - Full Baths Above Grade - - - Full Baths Above Grade - - - Partial Baths Above	MLS Listing ID	219429	220794
Value \$350,000 \$388,000 Price Per Sq. FL \$148 \$155 Sale/Finance Concession \$0 - \$5,000 Property Type Single Family Single Family Single Family Property Subtype Single Family Single Family Single Family Total Rooms 6 6 - - Bedrooms Above Grade - - - - Building Size sql trange (low) - - - - Building Size sql trange (low) - - - - Total Baths 3.0 3.0 - - - Total Baths Above Grade - <td>Proximity</td> <td>1.6 Mi. N</td> <td>.35 Mi. W</td>	Proximity	1.6 Mi. N	.35 Mi. W
Sale/Finance Concession \$0 - -\$5,000 Property Type Single Family Single Family Single Family Property Subtype Single Family Single Family Single Family Total Rooms 6 6 6 Total Rooms Above Grade - - - Bedrooms Above Grade - - - Building Size sq ft range (low) - - - Building Size sq ft range (high) - - - Total Baths 3.0 3.0 - - Total Baths Above Grade - - - - Full Baths Above Grade - - - - Partial Baths 3.0 3.0 - - - Partial Baths - - - - - - Partial Baths - - - - - - - - - - - - - - -		\$350,000	\$388,000
Property Type Single Family Single Family Property Subtype Single Family Single Family Total Rooms 6 6 Total Rooms Above Grade – – Bedrooms 4 5 45,000 Bedrooms Above Grade – – Building Size sq ft range (low) – – Building Size sq ft range (high) – – Total Baths 3.0 3.0 3.0 Total Baths Above Grade – – – Full Baths 3.0 3.0 – – Partial Baths 3.3 3 – – Partial Baths – – – – Partial Baths – – – – Partial Baths – – – – Living Area (sq ft) 1.192 1.267 – – Basement (sq ft) 1.175 1.232 – – – Lot Size 7.405 sq ft <td>Price Per Sq. Ft.</td> <td>\$148</td> <td>\$155</td>	Price Per Sq. Ft.	\$148	\$155
Property Subtype Single Family Single Family Total Rooms 6 6 Total Rooms Above Grade - - Bedrooms Above Grade - - Bedrooms Above Grade - - Building Size sq ft range (low) - - Building Size sq ft range (low) - - Building Size sq ft range (low) - - Total Baths 3.0 3.0 Total Baths Above Grade - - Full Baths 3.0 3.0 Full Baths Above Grade - - Partial Baths Above Grade - - Partial Baths Above Grade - - Iving Area (sq ft) 1.192 1.267 Building Area (sq ft) 2.367 2.499 Living Area Above Grade - - Lot Size 7.405 sq ft 0.411 sq ft Lot Size 7.405 sq ft 0.411 sq ft Lot Size Yes Yes Garage (sq ft) -	Sale/Finance Concession	\$0	\$5,000
Total Rooms 6 Total Rooms Above Grade - Bedrooms Above Grade - Bedrooms Above Grade - Building Size sq ft range (low) - Total Baths 3.0 Total Baths Above Grade - Full Baths Above Grade - Full Baths Above Grade - Partial Baths - Partial Baths - Partial Baths Above Grade - Partial Baths Above Grade - Partial Baths Above Grade - Uliving Area (sq ft) 1.192 Building Area (sq ft) 1.192 Living Area Above Grade (sq ft) 1.192 Building Area (sq ft) 1.175 Basement (sq ft) 1.175 Lot Size 7.405 sq ft Garage (sq ft) - </td <td>Property Type</td> <td>Single Family</td> <td>Single Family</td>	Property Type	Single Family	Single Family
Total Rooms Above Grade - - Bedrooms 4 5 Bedrooms Above Grade - - Building Size sq ft range (low) - - Building Size sq ft range (high) - - Total Baths 3.0 3.0 Total Baths 3.0 3.0 Total Baths Above Grade - - Full Baths 3 3 Full Baths Above Grade - - Partial Baths Above Grade - - Living Area (sq ft) 1,192 1,267 Building Area (sq ft) 1,192 1,267 Building Area (sq ft) 1,192 1,267 Basement (sq ft) 1,192 1,267 Basement (sq ft) 1,175 1,232 Lot Size 7,405 sq ft 10,411 sq ft Lot Dimensions 7405 SF 80.79X130.33 Garage (sq ft) - -	Property Subtype	Single Family	Single Family
Total Rooms Above Grade - - Bedrooms 4 5 -\$5,000 Bedrooms Above Grade - - - Building Size sq ft range (low) - - - Total Baths 3.0 3.0 - - Total Baths 3.0 3.0 - - Full Baths 3.0 3.0 - - Full Baths Above Grade - - - - Full Baths Above Grade - - - - Partial Baths Above Grade - - - - Partial Baths Above Grade - - - - Living Area (sq ft) 1,192 1,267 -\$4,110 Building Area (sq ft) 1,175 1,222 -\$2,2100 Finished Rooms Below Grade - - - Lot ing Area (sq ft) 1,175 1,222 -\$2,100 Finished Rooms Below Grade - - - Lot Size <t< td=""><td>Total Rooms</td><td>6</td><td>6</td></t<>	Total Rooms	6	6
Bedrooms Above Grade - - Building Size sq ft range (low) - - Building Size sq ft range (high) - - Building Size sq ft range (high) - - Total Baths 3.0 3.0 Total Baths Above Grade - - Full Baths 3 3 Full Baths Above Grade - - Partial Baths - - Partial Baths Above Grade - - Living Area (sq ft) 1.192 1.267 Basement (sq ft) 1.192 1.267 Basement (sq ft) 1.175 1.232 Lot Size 7.405 sq ft 10.411 sq ft Lot Dimensions 7405 ss ft 80.79X130.33 Garage (sq ft) - - Pool - - Location - - <tr< td=""><td>Total Rooms Above Grade</td><td>-</td><td>-</td></tr<>	Total Rooms Above Grade	-	-
Bedrooms Above Grade - - Building Size sq ft range (low) - - Building Size sq ft range (high) - - Building Size sq ft range (high) - - Total Baths 3.0 3.0 Total Baths Above Grade - - Full Baths 3 3 Full Baths Above Grade - - Partial Baths - - Partial Baths Above Grade - - Living Area (sq ft) 1.192 1.267 Basement (sq ft) 1.192 1.267 Basement (sq ft) 1.175 1.232 Lot Size 7.405 sq ft 10.411 sq ft Lot Dimensions 7405 ss ft 80.79X130.33 Garage (sq ft) - - Pool - - Location - - <tr< td=""><td>Bedrooms</td><td>4</td><td>5 -\$5,000</td></tr<>	Bedrooms	4	5 -\$5,000
Building Size sq ft range (high) - - Total Baths 3.0 3.0 3.0 Total Baths Above Grade - - - Full Baths 3 3 - - Full Baths Above Grade - - - - Partial Baths 3 3 - - Partial Baths Above Grade - - - - Partial Baths Above Grade - - - - Partial Baths Above Grade - - - - Living Area (sq ft) 1,192 1,267 -\$4,110 Building Area (sq ft) 2,367 2,499 - Living Area Above Grade (sq ft) 1,192 1,267 - Basement (sq ft) 1,192 1,267 - S2,100 Finished Rooms Below Grade - - - - Lot Size 7,405 sq ft 10,411 sq ft - - Garage (sq ft) - - -	Bedrooms Above Grade	_	_
Total Baths3.03.0Total Baths Above GradeFull Baths33Full BathsPartial BathsPartial BathsPartial Baths Above GradePartial Baths Above GradePartial Baths Above GradePartial Baths Above GradeLiving Area (sq ft)1,1921,267Building Area (sq ft)2,3672,499Living Area Above Grade (sq ft)1,1921,267Basement (sq ft)1,1751,232-\$2,100Finished Rooms Below GradeLot Dimensions7405 sq ft10,411 sq ftLot Dimensions7405 sF80.79X130.33Garage (sq ft)PoolLocationTenureViewView Factors	Building Size sq ft range (low)	_	_
Total Baths Above GradeFull Baths33Full Baths Above GradePartial BathsPartial BathsPartial Baths Above GradeLiving Area (sq ft)1,1921,267Building Area (sq ft)2,3672,499Living Area Above Grade (sq ft)1,1921,267Basement (sq ft)1,1751,222-\$2,100Finished Rooms Below GradeLot Size7,405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33GarageYesYesPoolLocationTenureViewView Factors <t< td=""><td>Building Size sq ft range (high)</td><td>_</td><td>_</td></t<>	Building Size sq ft range (high)	_	_
Full Baths 3 3 Full Baths Above Grade - - Partial Baths - - Partial Baths Above Grade - - Living Area (sq ft) 1,192 1,267 -\$4,110 Building Area (sq ft) 2,367 2,499 - Living Area Above Grade (sq ft) 1,192 1,267 - Basement (sq ft) 1,192 1,267 - Basement (sq ft) 1,175 1,232 -\$2,100 Finished Rooms Below Grade - - - Lot Size 7,405 sq ft 10,411 sq ft - Lot Dimensions 7405 SF 80.79X130.33 - Garage Yes Yes - - Pool - - - - Location - - - - Tenure - - - - View Factors - - - -	Total Baths	3.0	3.0
Full Baths Above GradePartial BathsPartial Baths Above GradeLiving Area (sq ft)1,1921,267Building Area (sq ft)2,3672,499Living Area Above Grade (sq ft)1,1921,267Basement (sq ft)1,1751,232-\$2,100Finished Rooms Below GradeLot Size7,405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33Garage (sq ft)PoolLocationTenureViewView Factors	Total Baths Above Grade	_	_
Partial BathsPartial Baths Above GradeLiving Area (sq ft)1.1921.267Building Area (sq ft)2.3672.499Living Area Above Grade (sq ft)1.1921.267Basement (sq ft)1.1751.232-\$2.100Finished Rooms Below GradeLot Size7.405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33GarageYesYesPoolLocationTenureViewViewView FactorsNew FactorsNew Factors </td <td>Full Baths</td> <td>3</td> <td>3</td>	Full Baths	3	3
Partial Baths Above Grade - - Living Area (sq ft) 1,192 1,267 -\$4,110 Building Area (sq ft) 2,367 2,499 - Living Area Above Grade (sq ft) 1,192 1,267 - Basement (sq ft) 1,175 1,232 -\$2,100 Finished Rooms Below Grade - - - Lot Size 7,405 sq ft 10,411 sq ft - Lot Dimensions 7405 SF 80.79X130.33 - Garage Yes Yes - Pool - - - Location - - - Tenure - - - View - - - View - - - View Factors - - -	Full Baths Above Grade	_	_
Living Area (sq ft) 1,192 1,267 -\$4,110 Building Area (sq ft) 2,367 2,499 Living Area Above Grade (sq ft) 1,192 1,267 Basement (sq ft) 1,175 1,232 -\$2,100 Finished Rooms Below Grade - - Lot Size 7,405 sq ft 10,411 sq ft Lot Dimensions 7405 SF 80.79X130.33 Garage Yes Yes Pool - - Location - - Tenure - - View - - View Factors - -	Partial Baths	_	
Building Area (sq ft)2,3672,499Living Area Above Grade (sq ft)1,1921,267Basement (sq ft)1,1751,232-\$2,100Finished Rooms Below GradeLot Size7,405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33GarageYesYesGarage (sq ft)PoolLocationTenureViewViewNew Factors <td>Partial Baths Above Grade</td> <td>_</td> <td></td>	Partial Baths Above Grade	_	
Living Area Above Grade (sq ft)1,1921,267Basement (sq ft)1,1751,232-\$2,100Finished Rooms Below GradeLot Size7,405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33GarageYesYesGarage (sq ft)PoolLocationTenureView FactorsView Factors	Living Area (sq ft)	1,192	1,267 -\$4,110
Basement (sq ft) 1,175 1,232 -\$2,100 Finished Rooms Below Grade - - - Lot Size 7,405 sq ft 10,411 sq ft - Lot Dimensions 7405 SF 80.79X130.33 - Garage Yes Yes - Garage (sq ft) - - - Pool - - - Location - - - Yew - - - View - - - View Factors - - -	Building Area (sq ft)	2,367	2,499
Finished Rooms Below GradeLot Size7,405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33GarageYesYesGarage (sq ft)PoolLocationTenureViewView Factors	Living Area Above Grade (sq ft)	1,192	1,267
Lot Size7,405 sq ft10,411 sq ftLot Dimensions7405 SF80.79X130.33GarageYesYesGarage (sq ft)PoolLocationTenureViewView Factors	Basement (sq ft)	1,175	1,232 -\$2,100
Lot Dimensions7405 SF80.79X130.33GarageYesYesGarage (sq ft)PoolLocationTenureViewView Factors	Finished Rooms Below Grade	_	-
GarageYesYesGarage (sq ft)PoolLocationTenureViewView Factors	Lot Size	7,405 sq ft	10,411 sq ft
Garage (sq ft)PoolLocationTenureViewView Factors	Lot Dimensions	7405 SF	80.79X130.33
Pool-Location-Tenure-View-View Factors-	Garage	Yes	Yes
LocationTenureViewView Factors	Garage (sq ft)	-	_
Tenure - - View - - View Factors - -	Pool	-	_
View - - View Factors - -	Location	_	-
View Factors – –	Tenure	-	-
	View	-	_
Style Ranch\Rambler Ranch\Rambler	View Factors	-	_
	Style	Ranch\Rambler	Ranch\Rambler





Comps Selected	
In Analysis	



Address	310 E Stardust Dr Pueblo West, CO 81007	834 S Aguilar Dr Pueblo West, CO 81007
Status	Closed	4 Closed
Quality of Construction	-	-
Year Built	1986	1996
Age	38	28
Condition	-	-
Functional Utility	-	-
Heating Features	Natural Gas	Forced Air, Natural Gas
Cooling Features	Evaporative Central	Evaporative Roof
Energy Efficient Items	-	-
Porch/Patio/Deck	Front Porch-Open, Open Rear Deck	Covered Porch, Covered Rear Deck
Roofing Features	Composition	Composition
ïreplaces	1 -\$1,500	1 -\$1,500
asement Features	Completely Finished, Full Basement	Completely Finished, Full Basement
oundation Features	-	-
onstruction Features	Frame	Frame
xterior Wall Features	Frame, Stucco	Frame, Stucco
lumber of Buildings	-	-
umber of Units	0	0
lumber of Stories	1 story with Basement	1 story with Basement
djustments - See Notes	-	2 car detached -\$10,000
let Adjustments (%)	-0.43%	-7.14%
Gross Adjustments (%)	0.43%	7.14%
et Adjustments	-\$1,500	-\$27,710
let Adjustments Per Sq. Ft.	-\$2	-\$22
let Adjusted Value	\$348,500	\$360,290
Net Adjusted Value Per Sq. Ft.	\$292	\$284
Comp Weighting	25%	25%
Notes from Rick Thomas	_	-

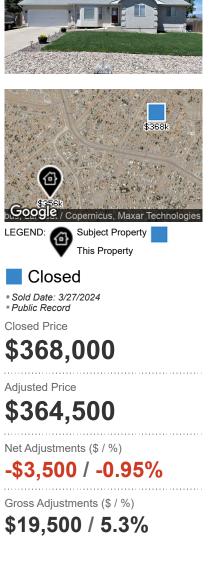




1 645 S Bayfield Ave, Pueblo West, CO 81007

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MLS Name: –
MLS Listing ID: –
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	Public Facts	Adjustments	
Status	Closed		
Proximity	.69 Mi. NE		
/alue	\$368,000		
Price Per Sq. Ft.	\$305		
Sale/Finance Concession		\$8,500	-\$8,500
Property Type	Single Family		
Property Subtype	Single Family Residential		
lotal Rooms	6		
Total Rooms Above Grade			
Bedrooms	3		+\$5,000
Bedrooms Above Grade			
Building Size sq ft range (low)	_		
Building Size sq ft range (high)			
Fotal Baths	2.0		+\$3,000
Total Baths Above Grade	-		
Full Baths	2		
Full Baths Above Grade	_		
Partial Baths	-		
Partial Baths Above Grade	-		
⊥iving Area (sq ft)	1,208		
Building Area (sq ft)	1,208	2,380	
iving Area Above Grade (sq ft)	-	1,208	
Basement (sq ft)	-	1,172	
Finished Rooms Below Grade	-		
₋ot Size	0.28 acres		
₋ot Dimensions	80X155		
Garage	Yes		
Garage (sq ft)	-		
Pool	-		
₋ocation	-		
Fenure	_		
/iew	-		
/iew Factors	-		
Style	Ranch\Rambler		
Quality of Construction	_		
/ear Built	1999		
Age	25		
Condition	_		
Functional Utility	_		
Heating Features	Forced Air Unit		
Cooling Features	-	Refrigerated Central	-\$3,000
Energy Efficient Items	_	Tongolatod Oohlad	φ0,000
Porch/Patio/Deck	_		
Roofing Features	_ Asphalt		
Fireplaces	_		







	Public Facts	Adjustments
Foundation Features	-	
Construction Features	Frame	
Exterior Wall Features	-	
Number of Buildings	-	
Number of Units	0	
Number of Stories	1 story with Basement	
Adjustments - See Notes	-	





2 684 S Wolcott Dr, Pueblo West, CO 81007

MLS Name: Pueblo Association of REALTORS® MLS Listing ID: 218825

·····	Adjustments	
••• {••••••••••••••••••••••••••••••••••		All and All
••• [••••••••••••••••••••••••••••••••••		a state
\$355,000		
\$166		
	\$0	
Single Family		
Single Family		AN ALAMAN AND
	6	
		The set of the set of the set
4		
		\$355k
-		
-		
3.0		\$2564
-		b.Google / Copernicus, Maxar Tech
3		LEGEND: Subject Property
-		This Property
_		_
_		Closed
2,137	1,126	= Sold Date: 2/29/2024
		• MLS Listing 218825: 11/8/2023
•••••••••••••••••••••••••••••••••••••••		
		\$355,000
0.27 acres		Adjusted Price
···{··································		\$352,000
		····
_		Net Adjustments (\$ / %)
_		-\$3,000 / -0.85%
_		<i>vo,0007</i> 0.0070
_		Gross Adjustments (\$ / %)
		\$3,000 / 0.85%
		<i>v</i> , <i>v</i>
_	Banah\Bamblar	
_	Ranch Randbier	
-		
20		
Refrigerated Central	-\$3,000	
Covered Patio, Covered Porch, Open Rear Patio		
Composition		
	\$166 - Single Family Single Family - - 4 - - 3.0 - 2,137 2,137 2,137 1,126 1,126 1,126 1,126 2 Car Garage-Attached - <tr td=""></tr>	Closed 3 Mi. N \$3355,000 \$166 - \$0 Single Family 5 Single Family 6 - 6 - 6 - 6 - 3.0 - - 3.0 - - - 3.0 - - - 3.0 - - - 2.137 1,126 2.137 2,252 1,126 - 1.126 - 0.27 acres 80x145 2 Car Garage-Attached - - - - - - - - - - - - - - - - - - - - - - - - - - - - -







	Listing Facts	Adjustments
Basement Features	Completely Finished, Full Basement	
Foundation Features	_	
Construction Features	_	
Exterior Wall Features	Frame, Stucco	
Number of Buildings	_	
Number of Units	_	
Number of Stories	_	
Adjustments - See Notes	-	





2 Property Photos: 684 S Wolcott Dr, Pueblo West, CO 81007





















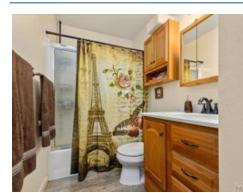








File ID: 790 S Mccoy Dr, Pueblo West, CO 81007





















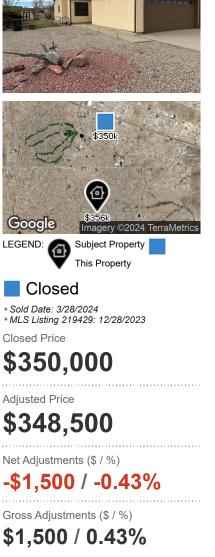




310 E Stardust Dr, Pueblo West, CO 81007

MLS Name: Pueblo Association of REALTORS® MLS Listing ID: 219429

	Listing Facts	Adjustments	A. There
Status	Closed		
Proximity	1.6 Mi. N		
Value	\$350,000		
Price Per Sq. Ft.	\$148		
Sale/Finance Concession		\$0	- dia - berti
Property Type	Single Family		- WA
Property Subtype	Single Family		00.23 -
Total Rooms		6	
Total Rooms Above Grade			
Bedrooms	4		
Bedrooms Above Grade			1.
Building Size sq ft range (low)	_		
Building Size sq ft range (high)	_		1 Sale S
Total Baths	3.0		
Total Baths Above Grade	_		Google
Full Baths	3		
Full Baths Above Grade	-		
Partial Baths	-		•
Partial Baths Above Grade	-		Closed
Living Area (sq ft)	2,367	1,192	 Sold Date: 3/28/202 MLS Listing 219429
Building Area (sq ft)	2,367		Closed Price
Living Area Above Grade (sq ft)	1,192		_
Basement (sq ft)	1,175		\$350,00
Finished Rooms Below Grade	-		
Lot Size	7,405 sq ft		Adjusted Price
Lot Dimensions	-		\$348,50
Garage	2 Car Garage-Attached		•
Garage (sq ft)	-		Net Adjustments (
Pool	_		-\$1,500 /
Location	_		
Tenure	_		Gross Adjustment
View	_		\$1,500 / (
View Factors	_		. ,
Style	_	Ranch\Rambler	
Quality of Construction	_		
Year Built	1986		
Age	38	••••	
Condition	_		
Functional Utility	_		
Heating Features	Natural Gas		
Cooling Features	Evaporative Central		
Energy Efficient Items	_		
Porch/Patio/Deck	Front Porch-Open, Open Rear		
	Deck		
Roofing Features	Composition		
Fireplaces	1	-\$1,500	







	Listing Facts	Adjustments
Basement Features	Completely Finished, Full Basement	
Foundation Features	_	
Construction Features	_	
Exterior Wall Features	Frame, Stucco	
Number of Buildings	_	
Number of Units	_	
Number of Stories	_	
Adjustments - See Notes	-	





Property Photos: 310 E Stardust Dr, Pueblo West, CO 81007



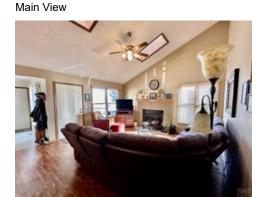






















🔕 RPR





File ID: 790 S Mccoy Dr, Pueblo West, CO 81007























4 834 S Aguilar Dr, Pueblo West, CO 81007

MLS Name: Pueblo Association of REALTORS® MLS Listing ID: 220794

	Listing Facts	Adjustments			
Status	Closed			1 th	
Proximity	.35 Mi. W			A NINAMA	
Value	\$388,000				
Price Per Sq. Ft.	\$155				
Sale/Finance Concession	-		-\$5,000		
Property Type	Single Family				
Property Subtype	Single Family				
Total Rooms	-	6			
Total Rooms Above Grade	-			and a start and a start	
Bedrooms	5		-\$5,000		
Bedrooms Above Grade	-			\$356	
Building Size sq ft range (low)	-				
Building Size sq ft range (high)	_			\$388k	
Total Baths	3.0			A WENT AND A PROPERTY	
Total Baths Above Grade	-			Coocle 02024 Airbus, Maxar Techno	
Full Baths	3			LEGEND: Subject Property	
Full Baths Above Grade	_			This Property	
Partial Baths				Closed	
Partial Baths Above Grade	_			Sold Date: 5/17/2024	
Living Area (sq ft)	2,499	1,267	-\$4,110	• MLS Listing 220794: 3/14/2024	
Building Area (sq ft)	2,499	1,207	φτ, πο	Closed Price	
Living Area Above Grade (sq ft)	1,267			\$388,000	
Basement (sq ft)	1,232		-\$2,100	· · · · · · · · · · · · · · · · · · ·	
Finished Rooms Below Grade			-ψ2,100	Adjusted Price	
Lot Size	 10,411 sq ft			\$360,290	
Lot Dimensions	80.79X130.33			\$500 , 250	
•••••••••••••••••••••••••••••••••••••••	2 Car Garage-Attached			Net Adjustments (\$ / %)	
Garage				-\$27,710 / -7.14%	
Garage (sq ft)	_			-\$27,7107-7.1470	
Pool	_			Gross Adjustments (\$ / %)	
Location	_			\$27,710 / 7.14%	
Tenure				φ21,110/1.14/0	
View					
View Factors					
Style					
Quality of Construction					
Year Built	1996				
Age	28				
Condition	_				
Functional Utility	_				
Heating Features	Forced Air, Natural Gas				
Cooling Features	Evaporative Roof				
Energy Efficient Items					
Porch/Patio/Deck	Covered Porch, Covered Rear Deck				
Roofing Features	Composition				
Fireplaces	1		-\$1,500		







	Listing Facts	Adjustments
Basement Features	Completely Finished, Full Basement	
Foundation Features	-	
Construction Features	-	
Exterior Wall Features	Frame, Stucco	
Number of Buildings	-	
Number of Units	_	
Number of Stories	_	
Adjustments - See Notes	-	2 car detached -\$10,000





Property Photos: 834 S Aguilar Dr, Pueblo West, CO 81007





































