



VALUATION WORKBOOK

# 790 S Mccoy Dr, Pueblo West, CO 81007

Debbie Fouts



Presented by

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

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



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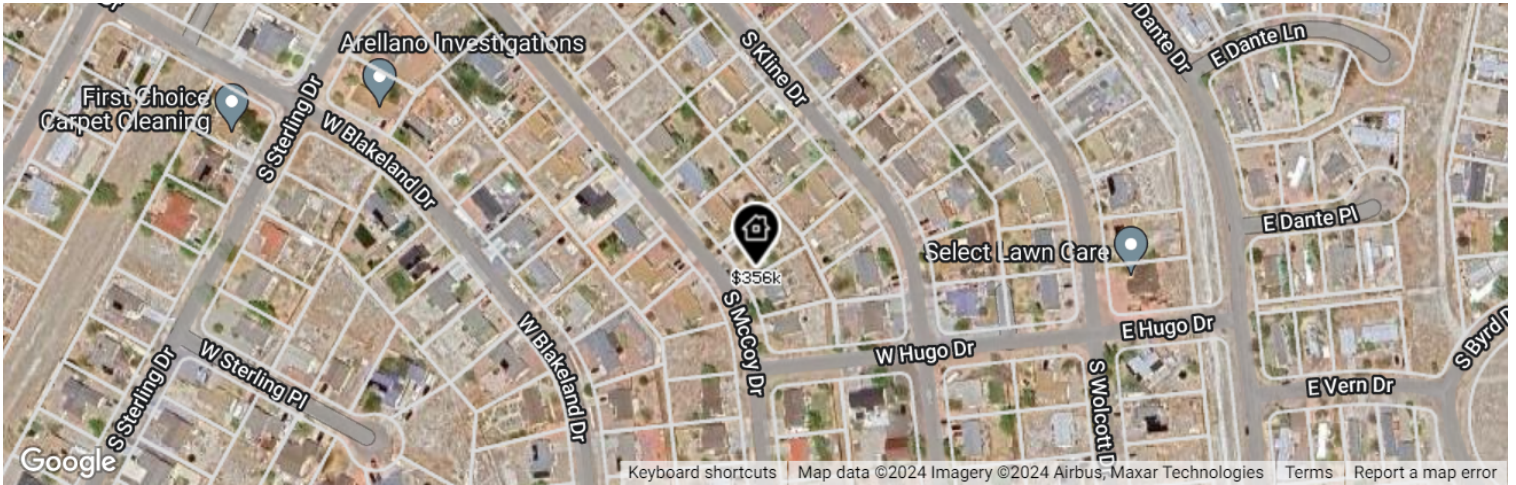
Office: [IntegrityWestRealty.com](http://IntegrityWestRealty.com) | Agent: [PuebloInvestments.com](http://PuebloInvestments.com)

**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: –



Legend: Subject Property

**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**

### Current Estimated Value

**\$337,560**

Last RVM® Update: 6/15/2024

RVM® Est. Range: \$304K – \$371K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$1,500

↑ RVM® Change - Last 12 Months: 5.3%

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## Homeowner Facts

Owner Name (Public)

**Lakefront Llc 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	<b>Single Family</b>	-	<b>Single Family</b>
Property Subtype	<b>Single Family Residential</b>	-	-
Total Rooms	<b>6</b>	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	<b>3</b>	-	<b>4</b>
Bedrooms Above Grade	-	-	-
Building Size sq ft range (low)	-	-	-
Building Size sq ft range (high)	-	-	-
Total Baths	<b>3.0</b>	-	-
Total Baths Above Grade	-	-	-
Full Baths	<b>3</b>	-	-
Full Baths Above Grade	-	-	-
Partial Baths	-	-	-
Partial Baths Above Grade	-	-	-
Living Area (sq ft)	<b>1,130</b>	-	-
Building Area (sq ft)	<b>1,130</b>	-	<b>2,222</b>
Living Area Above Grade (sq ft)	-	-	<b>1,130</b>
Basement (sq ft)	-	-	<b>1,092</b>
Finished Rooms Below Grade	-	-	-
Lot Size	<b>10,375 sq ft</b>	-	-
Lot Dimensions	<b>83X125</b>	-	-
Garage	<b>Yes</b>	-	-
Garage (sq ft)	-	-	-
Pool	-	-	-
Location	-	-	-
Tenure	-	-	-
View	-	-	-
View Factors	-	-	-
Style	<b>Ranch\Rambler</b>	-	-
Quality of Construction	-	-	-
Year Built	<b>1997</b>	-	-
Age	<b>27</b>	-	-
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	<b>Forced Air Unit</b>	-	-
Cooling Features	-	-	<b>Evaporative Roof</b>
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Roofing Features	<b>Asphalt</b>	-	<b>Composition</b>
Fireplaces	-	-	<b>None</b>
Basement Features	<b>Improved Basement (Finished)</b>	-	-
Foundation Features	-	-	-
Construction Features	<b>Frame</b>	-	-
Exterior Wall Features	-	-	-
Number of Buildings	-	-	-
Number of Units	<b>0</b>	-	-

Number of Stories

**1 story with Basement**

-

-



# Extended Home Facts

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



Legend:  Subject Property

## Location Details

**Zoning**

R1:RES/1 FAM DWEL 7000SF

## Sales Comparables Analysis Summary

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

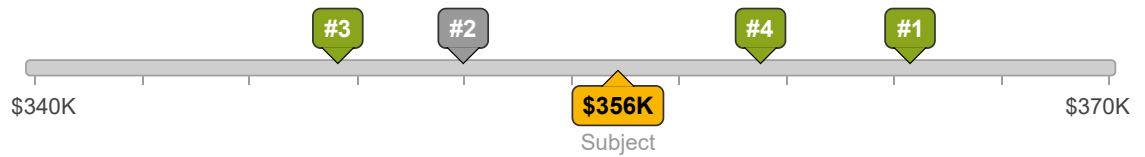
**\$350K – \$388K**

## Current Range of Comparable Homes

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

### Comps:

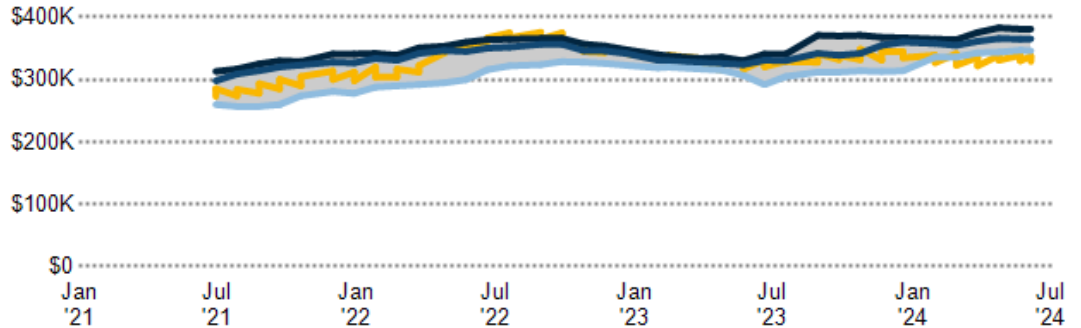
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)



## Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.

- Subject Property Estimated Value
- Highest
- Median
- Lowest




## Comps and Adjustments Map

**790 S Mccoy Dr, Pueblo West, CO 81007**

**1 Closed**

- Sold Date: 7/30/2008
- Public Record




Price: **\$356,323**

4 bed  
3.0 bath  
1,130 sq ft

**645 S Bayfield Ave, Pueblo West, CO 81007**

**1 Closed**

- Sold Date: 3/27/2024
- Public Record



Price: **\$368,000**

Adjusted: **\$364,500**

3 bed  
2.0 bath  
1,208 sq ft

**684 S Wolcott Dr, Pueblo West, CO 81007**

**2 Closed**

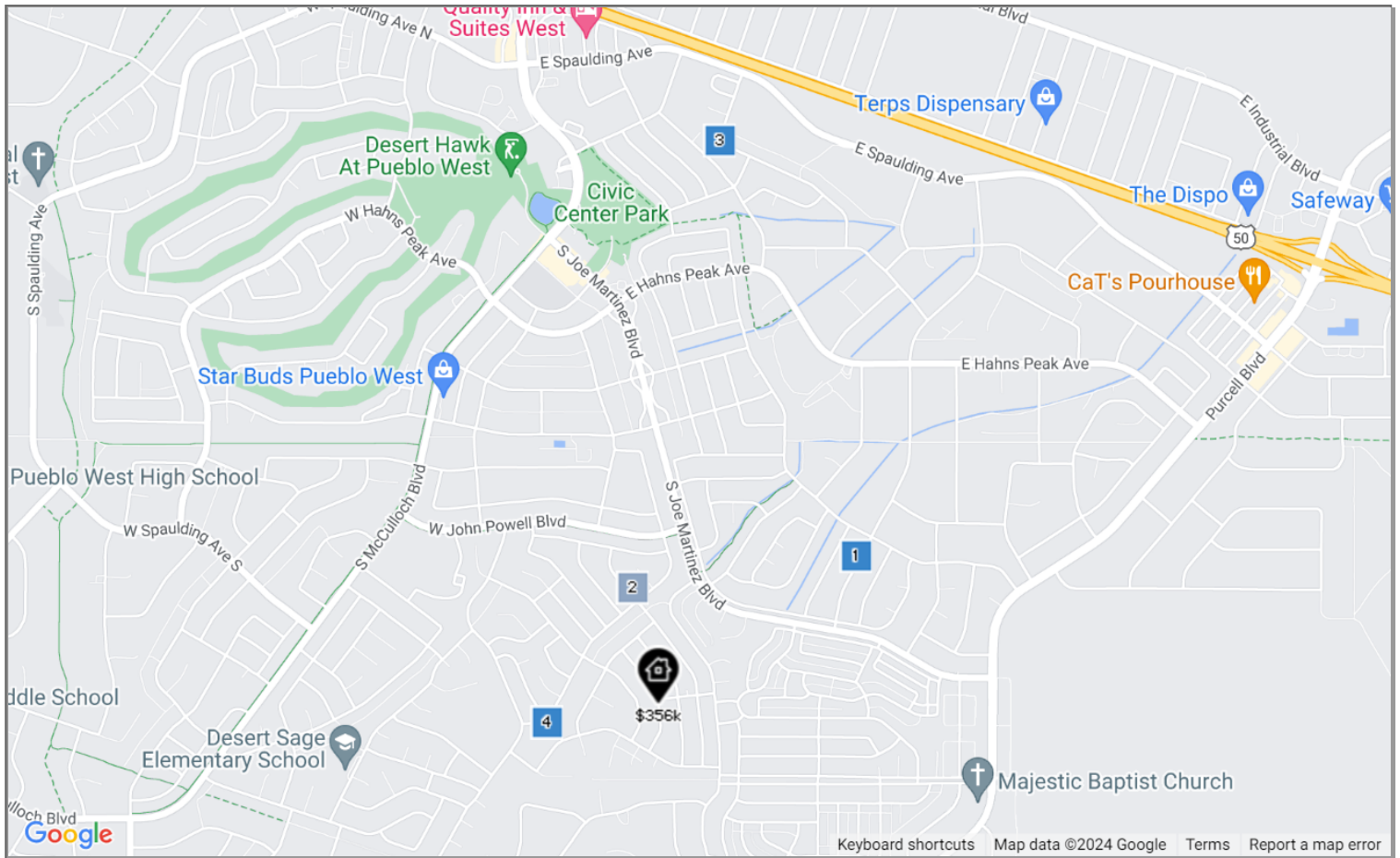
- Sold Date: 2/29/2024
- MLS Listing 218825: 11/8/2023



Price: **\$355,000**

Adjusted: **\$352,000**

4 bed  
3.0 bath  
1,126 sq ft



**310 E Stardust Dr, Pueblo West, CO 81007**

**3 Closed**

- Sold Date: 3/28/2024
- MLS Listing 219429: 12/28/2023



Price: **\$350,000**

Adjusted: **\$348,500**

4 bed  
3.0 bath  
1,192 sq ft

**834 S Aguilar Dr, Pueblo West, CO 81007**

**4 Closed**

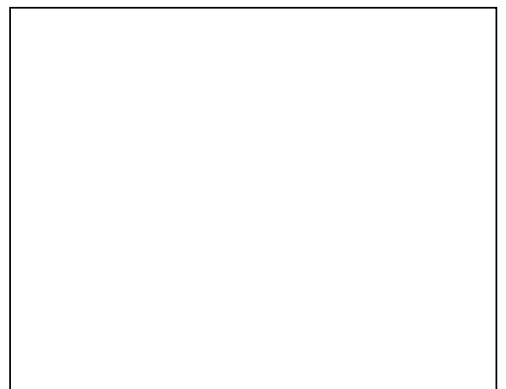
- Sold Date: 5/17/2024
- MLS Listing 220794: 3/14/2024



Price: **\$388,000**

Adjusted: **\$360,290**

5 bed  
3.0 bath  
1,267 sq ft





## Comps Selected In Analysis



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	Closed	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 <span style="color: red;">-\$8,500</span>	\$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 <span style="color: green;">+\$5,000</span>	4
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	3.0	2.0 <span style="color: green;">+\$3,000</span>	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



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	Closed	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 <b>-\$3,000</b>	Refrigerated Central <b>-\$3,000</b>
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 (%)	–	<b>-0.95%</b>	<b>-0.85%</b>
Gross Adjustments (%)	–	5.3%	0.85%
Net Adjustments	–	<b>-\$3,500</b>	<b>-\$3,000</b>
Net Adjustments Per Sq. Ft.	–	<b>-\$3</b>	<b>-\$2</b>
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



Address	310 E Stardust Dr Pueblo West, CO 81007	834 S Aguilar Dr Pueblo West, CO 81007
Status	<span>3</span> Closed	<span>4</span> Closed
MLS Name	Pueblo Association of REALTORS®	Pueblo Association of REALTORS®
MLS Listing ID	219429	220794
Proximity	1.6 Mi. N	.35 Mi. W
Value	\$350,000	\$388,000
Price Per Sq. Ft.	\$148	\$155
Sale/Finance Concession	\$0	-\$5,000
Property Type	Single Family	Single Family
Property Subtype	Single Family	Single Family
Total Rooms	6	6
Total Rooms Above Grade	—	—
Bedrooms	4	5 -\$5,000
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	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)	1,175	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	—	—
Tenure	—	—
View	—	—
View Factors	—	—
Style	Ranch\Rambler	Ranch\Rambler

## Comps Selected In Analysis



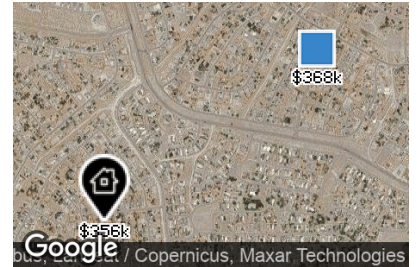
Address	310 E Stardust Dr Pueblo West, CO 81007	834 S Aguilar Dr Pueblo West, CO 81007
Status	3 Closed	4 Closed
Quality of Construction	–	–
Year Built	1986	1996
Age	38	28
Condition	–	–
Functional Utility	–	–
Heating Features	Natural Gas	Forced Air, Natural Gas
Cooling Features	Evaporative Central	Evaporative Roof
Energy Efficient Items	–	–
Porch/Patio/Deck	Front Porch-Open, Open Rear Deck	Covered Porch, Covered Rear Deck
Roofing Features	Composition	Composition
Fireplaces	1 <span style="color: red;">-\$1,500</span>	1 <span style="color: red;">-\$1,500</span>
Basement Features	Completely Finished, Full Basement	Completely Finished, Full Basement
Foundation Features	–	–
Construction Features	Frame	Frame
Exterior Wall Features	Frame, Stucco	Frame, Stucco
Number of Buildings	–	–
Number of Units	0	0
Number of Stories	1 story with Basement	1 story with Basement
Adjustments - See Notes	–	2 car detached <span style="color: red;">-\$10,000</span>
Net Adjustments (%)	<span style="color: red;">-0.43%</span>	<span style="color: red;">-7.14%</span>
Gross Adjustments (%)	0.43%	7.14%
Net Adjustments	<span style="color: red;">-\$1,500</span>	<span style="color: red;">-\$27,710</span>
Net Adjustments Per Sq. Ft.	<span style="color: red;">-\$2</span>	<span style="color: red;">-\$22</span>
Net Adjusted Value	\$348,500	\$360,290
Net Adjusted Value Per Sq. Ft.	\$292	\$284
Comp Weighting	25%	25%
Notes from Rick Thomas	–	–



**645 S Bayfield Ave, Pueblo West, CO 81007**

MLS Name: –  
MLS Listing ID: –

	Public Facts	Adjustments
Status	Closed	
Proximity	.69 Mi. NE	
Value	\$368,000	
Price Per Sq. Ft.	\$305	
Sale/Finance Concession	–	\$8,500 <b>-\$8,500</b>
Property Type	Single Family	
Property Subtype	Single Family Residential	
Total Rooms	6	
Total Rooms Above Grade	–	
Bedrooms	3	<b>+\$5,000</b>
Bedrooms Above Grade	–	
Building Size sq ft range (low)	–	
Building Size sq ft range (high)	–	
Total Baths	2.0	<b>+\$3,000</b>
Total Baths Above Grade	–	
Full Baths	2	
Full Baths Above Grade	–	
Partial Baths	–	
Partial Baths Above Grade	–	
Living Area (sq ft)	1,208	
Building Area (sq ft)	1,208	2,380
Living Area Above Grade (sq ft)	–	1,208
Basement (sq ft)	–	1,172
Finished Rooms Below Grade	–	
Lot Size	0.28 acres	
Lot Dimensions	80X155	
Garage	Yes	
Garage (sq ft)	–	
Pool	–	
Location	–	
Tenure	–	
View	–	
View Factors	–	
Style	Ranch/Rambler	
Quality of Construction	–	
Year Built	1999	
Age	25	
Condition	–	
Functional Utility	–	
Heating Features	Forced Air Unit	
Cooling Features	–	Refrigerated Central <b>-\$3,000</b>
Energy Efficient Items	–	
Porch/Patio/Deck	–	
Roofing Features	Asphalt	
Fireplaces	–	
Basement Features	Improved Basement (Finished)	



LEGEND: Subject Property This Property

**Closed**

- Sold Date: 3/27/2024
- Public Record

Closed Price

**\$368,000**

Adjusted Price

**\$364,500**

Net Adjustments (\$ / %)

**-\$3,500 / -0.95%**

Gross Adjustments (\$ / %)

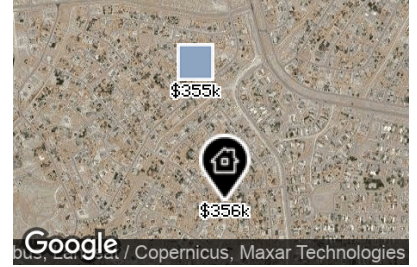
**\$19,500 / 5.3%**

	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

	Listing Facts	Adjustments
Status	Closed	
Proximity	.3 Mi. N	
Value	\$355,000	
Price Per Sq. Ft.	\$166	
Sale/Finance Concession	-	\$0
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	6
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	3.0	
Total Baths Above Grade	-	
Full Baths	3	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,137	1,126
Building Area (sq ft)	2,137	2,252
Living Area Above Grade (sq ft)	1,126	
Basement (sq ft)	1,126	
Finished Rooms Below Grade	-	
Lot Size	0.27 acres	
Lot Dimensions	80x145	
Garage	2 Car Garage-Attached	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	Ranch\Rambler
Quality of Construction	-	
Year Built	1998	
Age	26	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air, Natural Gas	
Cooling Features	Refrigerated Central	-\$3,000
Energy Efficient Items	-	
Porch/Patio/Deck	Covered Patio, Covered Porch, Open Rear Patio	
Roofing Features	Composition	
Fireplaces	None	



LEGEND: Subject Property This Property

Closed

• Sold Date: 2/29/2024  
• MLS Listing 218825: 11/8/2023

Closed Price

**\$355,000**

Adjusted Price

**\$352,000**

Net Adjustments (\$ / %)

**-\$3,000 / -0.85%**

Gross Adjustments (\$ / %)

**\$3,000 / 0.85%**

	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



Main View



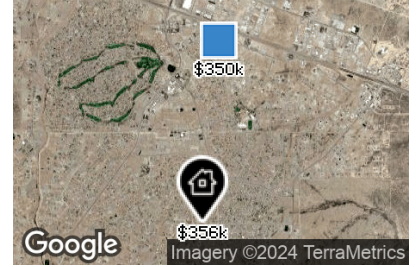




3 310 E Stardust Dr, Pueblo West, CO 81007

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

	Listing Facts	Adjustments
Status	Closed	
Proximity	1.6 Mi. N	
Value	\$350,000	
Price Per Sq. Ft.	\$148	
Sale/Finance Concession	-	\$0
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	6
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	3.0	
Total Baths Above Grade	-	
Full Baths	3	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,367	1,192
Building Area (sq ft)	2,367	
Living Area Above Grade (sq ft)	1,192	
Basement (sq ft)	1,175	
Finished Rooms Below Grade	-	
Lot Size	7,405 sq ft	
Lot Dimensions	-	
Garage	2 Car Garage-Attached	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
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



LEGEND: Subject Property This Property

Closed

• Sold Date: 3/28/2024  
• MLS Listing 219429: 12/28/2023

Closed Price

**\$350,000**

Adjusted Price

**\$348,500**

Net Adjustments (\$ / %)

**-\$1,500 / -0.43%**

Gross Adjustments (\$ / %)

**\$1,500 / 0.43%**

	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	–	



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



Main View



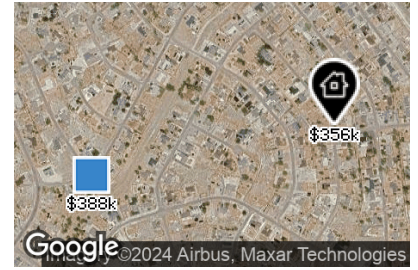




**4** 834 S Aguilar Dr, Pueblo West, CO 81007

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

	Listing Facts	Adjustments
Status	Closed	
Proximity	.35 Mi. W	
Value	\$388,000	
Price Per Sq. Ft.	\$155	
Sale/Finance Concession	-	<b>-\$5,000</b>
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	<b>6</b>
Total Rooms Above Grade	-	
Bedrooms	5	<b>-\$5,000</b>
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	3.0	
Total Baths Above Grade	-	
Full Baths	3	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,499	<b>1,267</b> <b>-\$4,110</b>
Building Area (sq ft)	2,499	
Living Area Above Grade (sq ft)	1,267	
Basement (sq ft)	1,232	<b>-\$2,100</b>
Finished Rooms Below Grade	-	
Lot Size	10,411 sq ft	
Lot Dimensions	80.79X130.33	
Garage	2 Car Garage-Attached	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
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	<b>-\$1,500</b>



LEGEND: Subject Property This Property

**Closed**

• Sold Date: 5/17/2024  
• MLS Listing 220794: 3/14/2024

Closed Price

**\$388,000**

Adjusted Price

**\$360,290**

Net Adjustments (\$ / %)

**-\$27,710 / -7.14%**

Gross Adjustments (\$ / %)

**\$27,710 / 7.14%**

	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 <span style="color: red;">-\$10,000</span>



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



Main View





