

Comparative Market Analysis

426 S Utah Ave, Haxtun, CO 80731

APN: 0515-291-18-002

Phillips County Data as of: 05/24/2020



Bedrooms:	1	Year Built:	1918
Bathrooms:	0.75	Square Feet:	610
Status: Off Market			Comparables
Distressed: No			Properties:
Ownership: Individual			Avg. Sale Price:
Occupancy: Non-Owner Occupied			Days on Market:
Property Type: Single Family (SFR)			Opportunity
Owner Name: MERCHANT ERANN LYNN			Estimated Value: \$52,922
Mailing Address: 246 WARWICK DR PINETOPS, NC 27864			Estimated Equity:

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF PHILLIPS, WITH A SITUS ADDRESS OF 426 S UTAH AVE, HAXTUN, CO 80731-2724 R002

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Single Family Residential	Lot Size: 7,000 SqFt.	Stories: 1	Parking Spaces: 57
Zoning:	Living Area: 610 SqFt.	Pool:	Parking Type: Garage
Year Built: 1918	Bedrooms: 1	Fireplace:	Interior Wall:
Style: Other	Bathrooms: 0.75	Heating: Floor/Wall	Exterior Wall: Other
Basement: No Basement	Total Rooms: 3	Cooling: Central	Price / Sq.Ft.

Open Liens

Owner 1: MERCHANT ERANN LYNN
Owner 2:

Combined Loan To Value:
Estimated Equity:

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

Tax Status

Assessor Parcel #: 0515-291-18-002
Tax Year: 2019

Land Value:
Improvement Value:

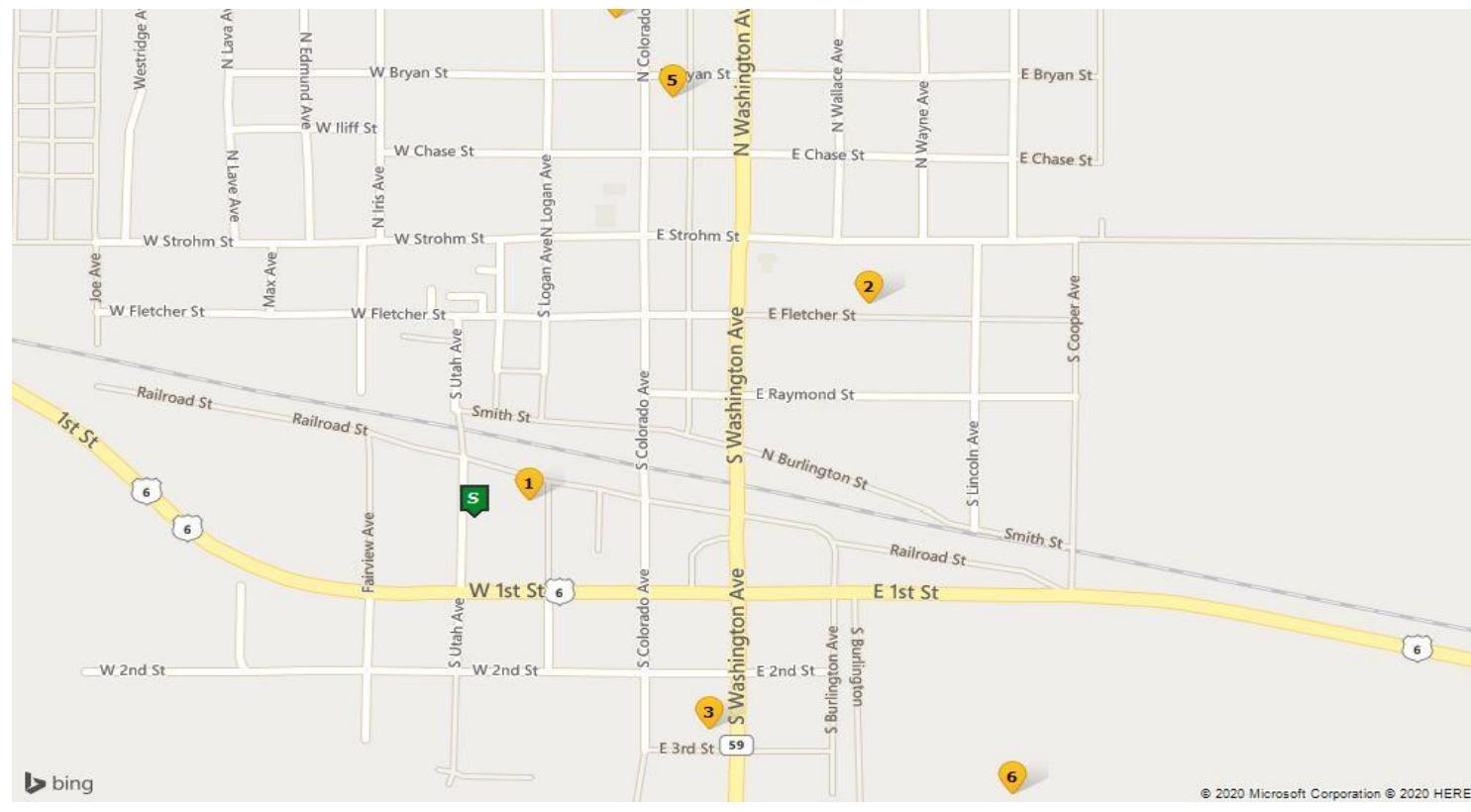
Total Taxable Value: \$2,890
Property Tax: \$300

Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$ / Sq. Ft.	Days On Market
06/08/2016	Sold			06/24/2016	\$33,000	\$54	16

Comparables & Nearby Listings

Subject Property: 426 S Utah Ave, Haxtun, CO 80731-2724



COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
No comparable properties were found.													

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
1	0	A	429 S Logan Ave, Haxtun, Co 80731			2/18/20	\$92,500	836	\$111	2	1	0	107
2	0.3	P	323 E Fletcher St, Haxtun, Co 80731	8/14/18	\$49,500	4/23/20	\$128,900	1,512	\$85	3	2	10,406	21
3	0.3	A	735 S Washington Ave, Haxtun, Co 80731			9/04/19	\$139,000	1,240	\$112	3	1.5	7,500	41
4	0.4	A	337 N Colorado Ave, Haxtun, Co 80731	10/01/14	\$90,000	4/21/20	\$255,000	1,964	\$130	3	3	14,000	112
5	0.4	P	238 N Colorado Ave, Haxtun, Co 80731	6/13/14	\$81,500	4/01/20	\$129,900	1,680	\$77	2	2	7,000	67
6	0.5	A	3-5/6 Sw 46, Haxtun, Co 80731			11/08/19	\$1,995,000	5,607	\$356	5		230	37

A: Active P: Pending C: Contingent

Property Images (1)



Statistics for Haxtun, CO



-0.7 % Last 30 Days Price Change

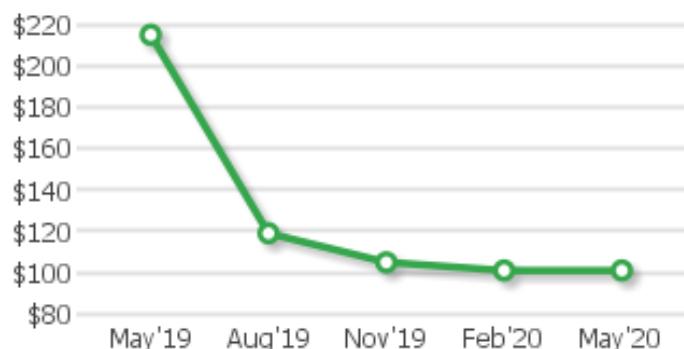


2.31 % Last 30 Days Rent Change

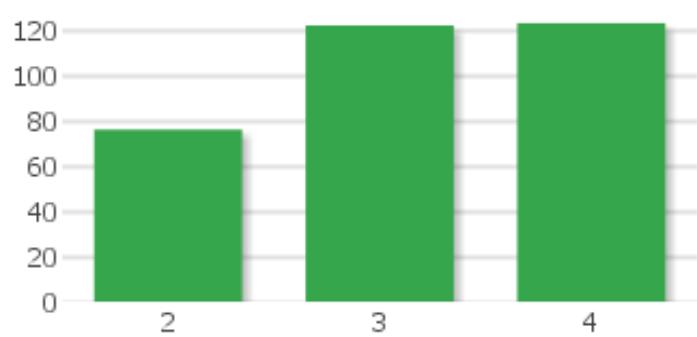
New Pre-Foreclosures



\$ / SqFt



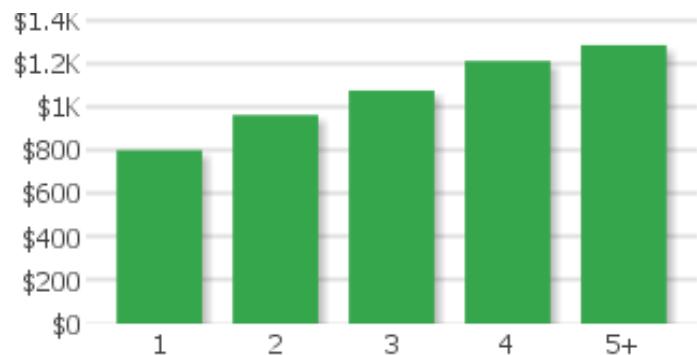
Average Days on Market



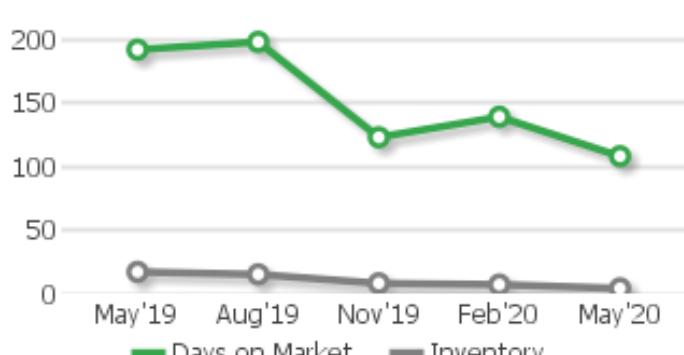
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Haxtun, CO

Market Trend



New Listings

Last 30 Days



Closed Sales

Market Trend



New Listings

Last 6 Months



Closed Sales

Listing Trend



Homes for Sale

Last 30 Days



Average List Price

Listing Trend



Homes for Sale

Last 6 Months



Average List Price



Average List \$ / SqFt



Average DOM



Average List \$ / SqFt



Average DOM

Sales Trend



Homes Sold

Last 30 Days



Average Sale Price

Sales Trend



Homes Sold

Last 6 Months



Average Sale Price



Average Sale \$ / SqFt



Average DOM



Average Sale \$ / SqFt



Average DOM