

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
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MERCHANT ERANN LYNN
Mailing Address: 246 WARWICK DR
PINETOPS, NC 27864

Comparables

Properties:
Avg. Sale Price:
Days on Market:

Opportunity

Estimated Value: \$52,922
Estimated Equity:
Mortgage Balance:
Monthly Rent: \$625
Liens: \$0

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 **Combined Loan To Value:**
Owner 2: **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

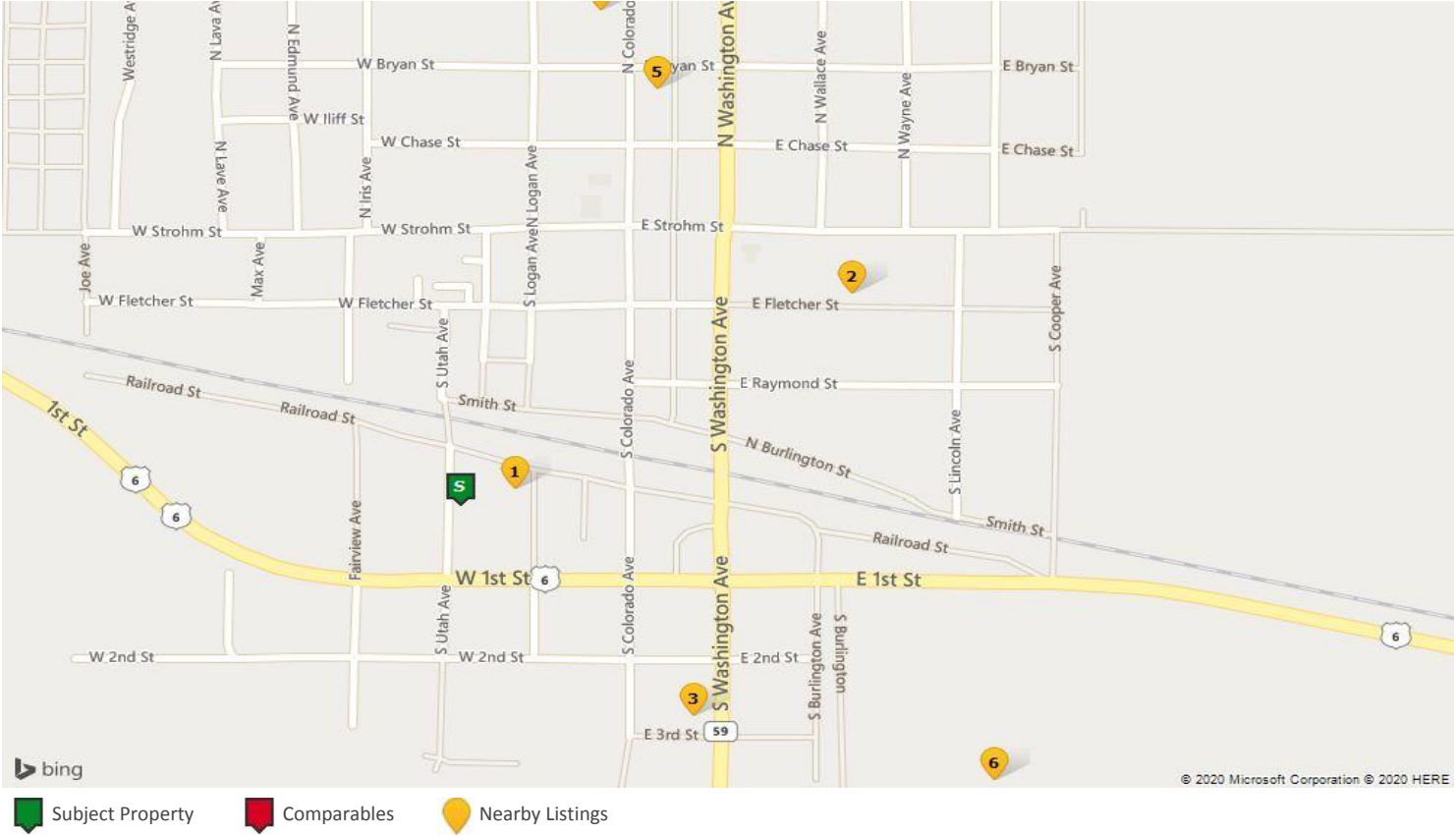
Assessor Parcel #:	0515-291-18-002	Land Value:		Total Taxable Value:	\$2,890
Tax Year:	2019	Improvement Value:		Property Tax:	\$300

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.													

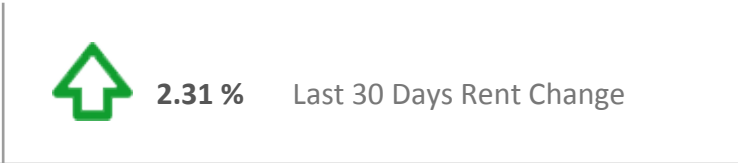
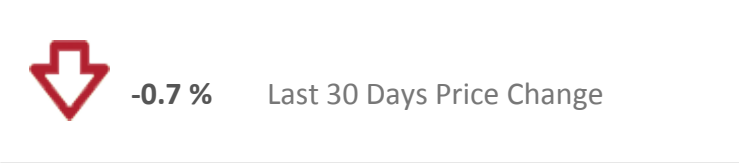
L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

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)

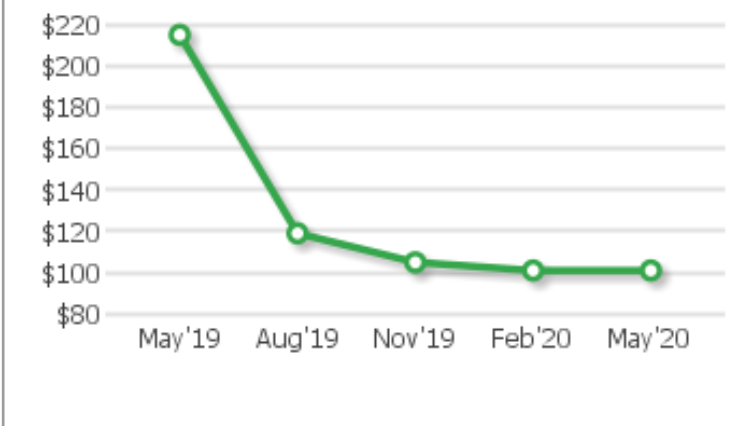




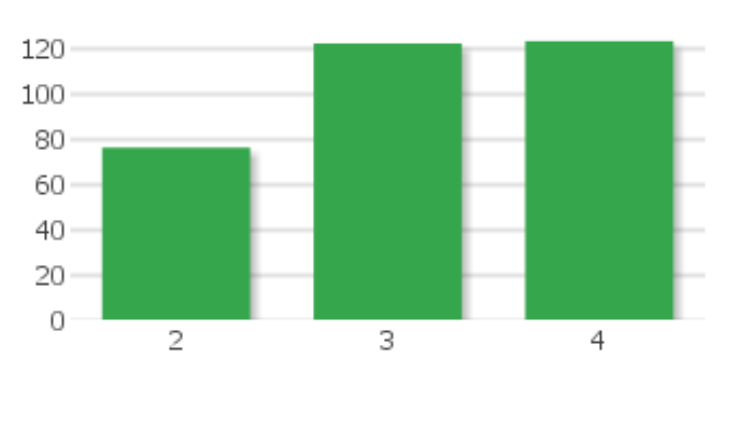
New Pre-Foreclosures



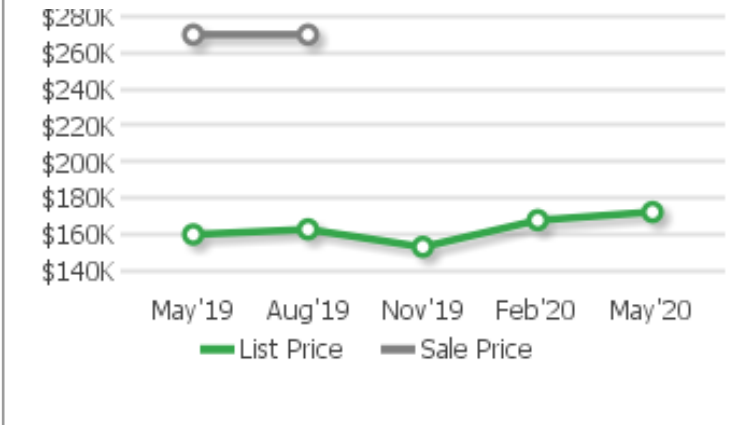
\$ / SqFt



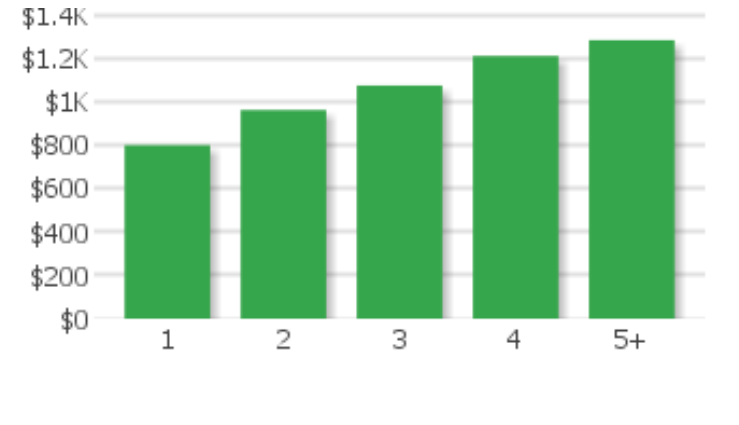
Average Days on Market



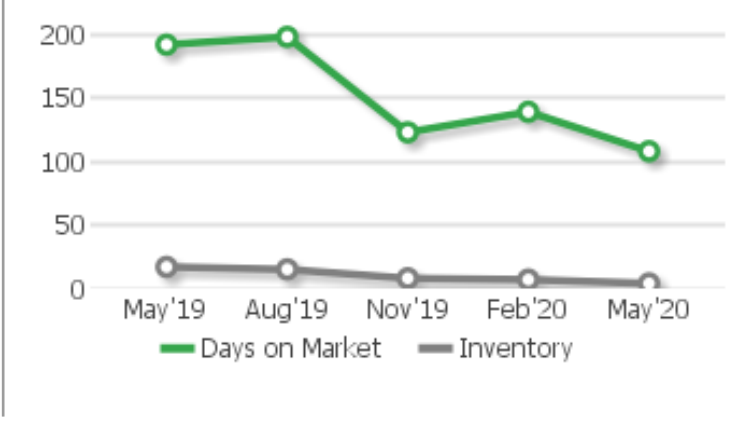
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Haxtun, CO

Market Trend		Last 30 Days		Market Trend		Last 6 Months	
 0 % 1		 0 % 0		 0 % 6		 0 % 1	
New Listings		Closed Sales		New Listings		Closed Sales	
Listing Trend		Last 30 Days		Listing Trend		Last 6 Months	
 -20 % 4		 -4.31 % \$172,250		 -27.27 % 8		 -8.98 % \$152,975	
Homes for Sale		Average List Price		Homes for Sale		Average List Price	
 22.64 % \$92		 -30.52 % 108		 -21.92 % \$77		 -44.62 % 123	
Average List \$ / SqFt		Average DOM		Average List \$ / SqFt		Average DOM	
Sales Trend		Last 30 Days		Sales Trend		Last 6 Months	
 0 % 0		 0 %		 -100 % 0		 0 %	
Homes Sold		Average Sale Price		Homes Sold		Average Sale Price	
 0 %		 0 %		 0 %		 0 % 122	
Average Sale \$ / SqFt		Average DOM		Average Sale \$ / SqFt		Average DOM	