



Exterior Inspection Broker Price Opinion



Christina Parker • HouseCanary BPO Brokers
355 S Teller St
Ste 200
Lakewood, CO 80226
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6232583766

Property Location

848 Depot Dr
Milliken, CO 80543

Original Address Inputted

848 Depot Dr Milliken, CO
80543

Broker Price Opinion / Condition

\$495,000 / C3

Effective Date

8/22/2024

Client File ID

123test



848 Depot Dr Milliken, CO 80543 County: Weld County


Value Conclusion



Broker Price Opinion

\$495,000

\$287 / Sq.Ft.

| | |
|--------------------|-------------------------|
| Broker Name | Christina Parker |
| Broker Firm | HouseCanary BPO Brokers |
| Land Value | \$84,853 |
| Current List Price | \$432,500 |

Subject

APN # R0840101

| | | | |
|--|---|---|--|
| Property Type | (HC) Single Family Detached (Inspect) Single Family Detached (MLS) Single Family Detached | Legal Description | SEC/TWN/RNG/MER:SEC 12 TWN 4N RNG 67W 6TH PM MIL SV L23 BLK31 SETTLERS VILLAGE MAP REF:MAP 2298 |
| Beds / Baths | 3 Bd / 2.5 Ba | Special Amenities | Patio, Front Yard, Back Yard |
| GLA / Lot Size | 1,727 ft ² sqft / 6,050 ft ² sqft | Other Structures on Property | None Visible |
| Property Viewable | Yes | Current Use | Single Family Detached |
| Evidence of Occupancy | Yes Lawn Maintenance | Projected Use | Single Family Detached |
| Occupancy Type | Owner | Non-Residential Use | No / — |
| Zoning Classification/Description | — | View Factors / Impact on Value | Residential / Neutral |
| Common Elements | Park | Locational Influences / Impact / Comment | Residential / Neutral |
| HOA Fees | 100 | Adverse Site Conditions | None Noted |
| | | Conform to Neighborhood | Yes / — |

This property's zoning information is derived from land use code from Public Record

Condition

| | | | |
|---------------------------------|------------|---------------------------------|----|
| Roof Condition | Good | Condition Rating (C1-C6) | C3 |
| Exterior Walls Condition | Good | | |
| Building Damages | None Noted | | |
| Exterior Damages | — | | |

Nice single family home in quiet neighborhood.

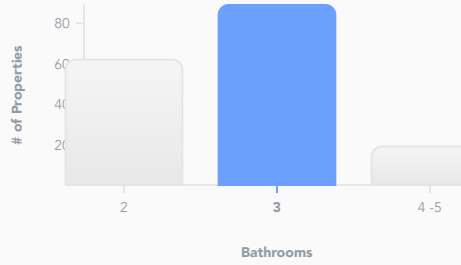
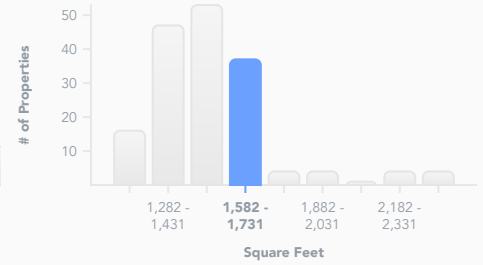
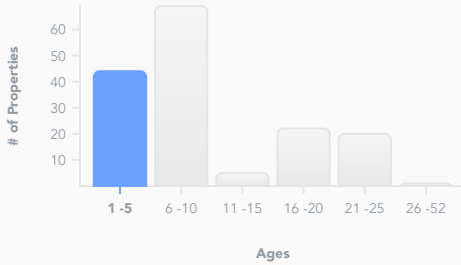
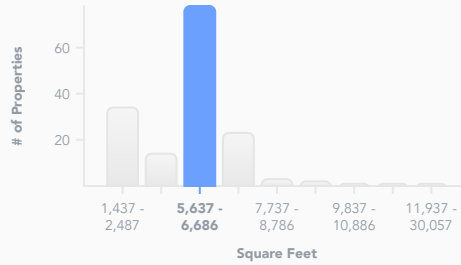
848 Depot Dr Milliken, CO 80543 County: Weld County


Transaction History

| Date | Event | Type | Price | Appreciation | CDOM | Source |
|-----------|-----------------------|-------------|-----------|-----------------------|------|----------|
| 5/28/2021 | Closed | Arms-Length | \$432,500 | 21% (\$75,612) | 22 | mls+deed |
| 4/30/2021 | Active Under Contract | — | \$425,000 | — | 22 | mls |
| 4/29/2021 | Active | — | \$425,000 | — | 21 | mls |
| 4/13/2021 | Active | — | \$425,000 | — | 5 | mls |
| 4/12/2021 | Active Under Contract | — | \$425,000 | — | 4 | mls |
| 4/8/2021 | Active | — | \$425,000 | — | — | mls |

Subject's Comparability to Market

Bedrooms

Bathrooms

Square Feet

Age

Site Area

Legend

- Subject Property
- Nearby properties

848 Depot Dr Milliken, CO 80543 County: Weld County


Neighborhood & Subject Marketability

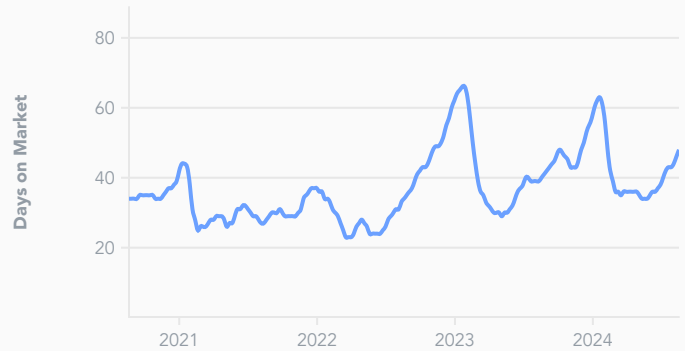
| | | | |
|-----------------------------|--|-----------------------------------|--|
| Urban/Suburban/Rural | Suburban | Neighborhood Price Range | \$225,115 - \$545,000 |
| FEMA Flood | Effective Date: 2023-11-30 Flood Risk: low Flood Zone: X Map #: 08123C1704F | MSA 1 Year Risk of Decline | 17.4% low Probability this market's median home prices will be lower 12 months from the current market median price |

Months of Supply - ZIP


 This month last year
4

 This month
4






Days on Market - Sold or De-listed Properties


 This month last year
41

 This month
48






848 Depot Dr Milliken, CO 80543 County: Weld County

HouseCanary Sold Comparables

| | Subject | Comp 1 | Comp 2 | Comp 3 | Comp 4 |
|-----------------------|---|---|--|---|---|
| |  |  |  |  |  |
| Address | 848 Depot Dr Milliken, CO 80543 | 809 Depot Dr Milliken, CO 80543 | 1158 Wagon Wheel Cir Milliken, CO 80543 | 903 Settlers Dr Milliken, CO 80543 | 629 S Depot Dr Milliken, CO 80543 |
| Distance | — | 0.05 mi | 0.38 mi | 0.14 mi | 0.26 mi |
| Location | — | Similar | Similar | Similar | Similar |
| Sale Type | Arms-Length | Arms-Length | Arms-Length | Arms-Length | Arms-Length |
| Sale Date | 5/28/2021 | 7/25/2024 | 7/18/2024 | 7/30/2024 | 7/25/2024 |
| Sale Price | \$432,500 | \$495,000 | \$451,000 | \$475,000 | \$520,000 |
| List Date | 4/8/2021 | 6/19/2024 | 6/20/2024 | 6/25/2024 | 4/24/2024 |
| List Price | \$425,000 | \$495,000 | \$449,900 | \$475,000 | \$520,000 |
| Bedrooms | 3 | 3 | 3 | 3 | 3 |
| Bathrooms | 2.5 | 2 | 2.5 | 2 | 2.5 |
| Square Feet | 1,727 ft ² | 1,606 ft ² | 1,727 ft ² | 1,502 ft ² | 2,195 ft ² |
| Lot Size | 6,050 ft ² | 5,663 ft ² | 6,807 ft ² | 7,318 ft ² | 5,981 ft ² |
| Year Built | 2019 | 2020 | 2018 | 2017 | 2020 |
| Listing Status | Closed | Closed | Closed | Closed | Closed |
| Subdivision | Settlers Village | Settlers Village | Colony Pointe | Settlers Village | Settlers Village |
| Pool | Unknown | Unknown | Unknown | Unknown | Unknown |
| Basement | Yes | Yes | Yes | Yes | Yes |
| Condition | Well Maintained | Excellent | Well Maintained | Excellent | Excellent |
| Market Price | \$432,500 | \$495,000 | \$451,000 | \$475,000 | \$520,000 |
| HPI Adjustment | — | \$1,065 | \$893 | \$1,015 | \$1,119 |
| HC Adjustment | — | \$2,557 | -\$985 | \$7,850 | -\$28,533 |
| Adjusted Value | — | \$498,622 | \$450,908 | \$483,865 | \$492,586 |

848 Depot Dr Milliken, CO 80543 County: Weld County

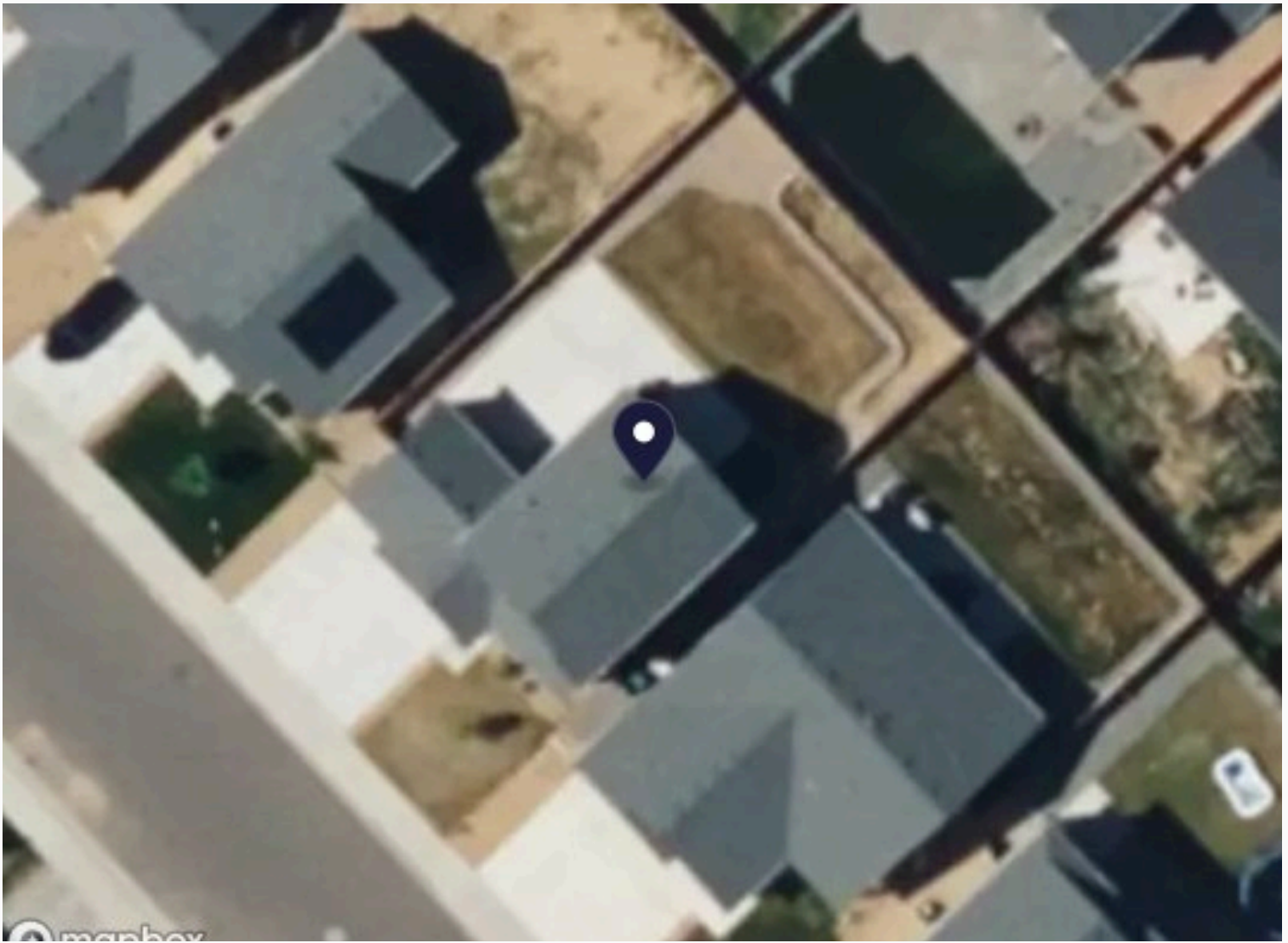
HouseCanary Active Comparables

| | Subject | Comp 1 | Comp 2 | Comp 3 | Comp 4 |
|-----------------------|---|---|--|---|---|
| |  |  |  |  |  |
| Address | 848 Depot Dr Milliken, CO 80543 | 908 S Depot Dr Milliken, CO 80543 | 753 Settlers Dr Milliken, CO 80543 | 1868 Wagon Train Dr Milliken, CO 80543 | 916 S Prairie Dr Milliken, CO 80543 |
| Distance | — | 0.06 mi | 0.16 mi | 0.36 mi | 0.10 mi |
| Location | — | Similar | Similar | Similar | Similar |
| Sale Date | 5/28/2021 | 1/30/2020 | 11/29/2017 | 1/2/2018 | 8/12/2022 |
| Sale Price | \$432,500 | \$344,946 | \$306,373 | \$297,986 | \$462,000 |
| List Date | 4/8/2021 | 8/14/2024 | 7/10/2024 | 7/18/2024 | 8/9/2024 |
| List Price | \$425,000 | \$469,000 | \$430,000 | \$440,000 | \$475,000 |
| Bedrooms | 3 | 3 | 3 | 3 | 3 |
| Bathrooms | 2.5 | 2.5 | 2.5 | 2 | 2 |
| Square Feet | 1,727 ft ² | 1,731 ft ² | 1,700 ft ² | 1,495 ft ² | 1,502 ft ² |
| Lot Size | 6,050 ft ² | 6,098 ft ² | 6,050 ft ² | 7,267 ft ² | 7,038 ft ² |
| Year Built | 2019 | 2019 | 2017 | 2017 | 2019 |
| Listing Status | Closed | Active | Active | Pending | Pending |
| Subdivision | Settlers Village | Settlers Village | Settlers Village | COLONY POINTE | Settler Village |
| Pool | Unknown | Unknown | Unknown | Unknown | Unknown |
| Basement | Yes | Yes | Yes | Yes | Yes |
| Condition | Well Maintained | Excellent | Worn But Adequate | Excellent | Excellent |
| Market Price | \$432,500 | \$469,000 | \$430,000 | \$440,000 | \$475,000 |
| HPI Adjustment | — | \$0 | \$0 | \$0 | \$0 |
| HC Adjustment | — | -\$473 | \$4,132 | \$5,331 | \$1,639 |
| Adjusted Value | — | \$468,527 | \$434,132 | \$445,331 | \$476,639 |

848 Depot Dr Milliken, CO 80543 County: Weld County

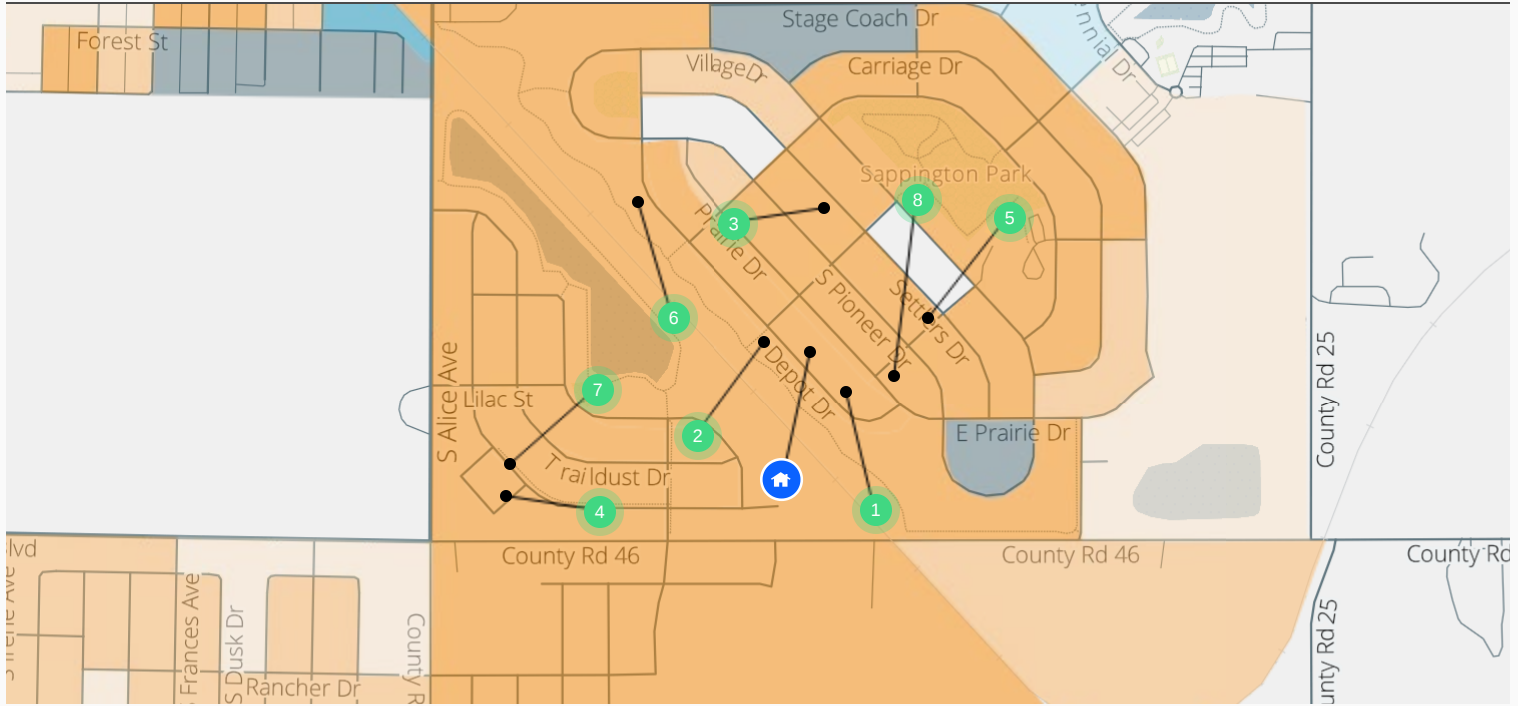


Photos - Aerial Photo of Property



848 Depot Dr Milliken, CO 80543 County: Weld County


Sold & Listing Comparables Map


Similarity
● High
 ● Moderate
 ● Low
 🏠 Subject

Sales \$/ft²


| # | Address | Distance | List \$ | Sale \$ | Status | Date | Sale Type | GLA | Beds | Baths | Age | Lot Size |
|--------------------------------------|--|----------|------------------|------------------|---------------|------------------|--------------------|-----------------------------|----------|------------|----------|-----------------------------|
| 🏠 | 848 Depot Dr | — | \$425,000 | \$432,500 | Closed | 5/28/2021 | Arms-Length | 1,727 ft² | 3 | 2.5 | 5 | 6,050 ft² |
| 1 | 908 S Depot Dr Milliken, CO 80543 | 0.06 mi | \$469,000 | \$344,946 | Active | 8/26/2024 | — | 1,731 ft ² | 3 | 2.5 | 5 | 6,098 ft ² |
| 2 | 809 Depot Dr Milliken, CO 80543 | 0.05 mi | \$495,000 | \$495,000 | Closed | 7/25/2024 | Arms-Length | 1,606 ft ² | 3 | 2 | 4 | 5,663 ft ² |
| 3 | 753 Settlers Dr Milliken, CO 80543 | 0.16 mi | \$430,000 | \$306,373 | Active | 8/27/2024 | — | 1,700 ft ² | 3 | 2.5 | 7 | 6,050 ft ² |
| 4 | 1158 Wagon Wheel Cir Milliken, CO 80543 | 0.38 mi | \$449,900 | \$451,000 | Closed | 7/18/2024 | Arms-Length | 1,727 ft ² | 3 | 2.5 | 6 | 6,807 ft ² |
| 5 | 903 Settlers Dr Milliken, CO 80543 | 0.14 mi | \$475,000 | \$475,000 | Closed | 7/30/2024 | Arms-Length | 1,502 ft ² | 3 | 2 | 7 | 7,318 ft ² |
| 6 | 629 S Depot Dr Milliken, CO 80543 | 0.26 mi | \$520,000 | \$520,000 | Closed | 7/25/2024 | Arms-Length | 2,195 ft ² | 3 | 2.5 | 4 | 5,981 ft ² |
| 7 | 1868 Wagon Train Dr Milliken, CO 80543 | 0.36 mi | \$440,000 | \$297,986 | Pending | 8/26/2024 | — | 1,495 ft ² | 3 | 2 | 7 | 7,267 ft ² |
| 8 | 916 S Prairie Dr Milliken, CO 80543 | 0.10 mi | \$475,000 | \$462,000 | Pending | 8/11/2024 | — | 1,502 ft ² | 3 | 2 | 5 | 7,038 ft ² |

848 Depot Dr Milliken, CO 80543 County: Weld County



Conclusion

MLS Comments (Sold & Listings)

Sold Comp 1

Everyone asks for a ranch style home that backs to open space, and here it is! Welcome to this like-new 3-bedroom ranch home that combines modern comfort with endless potential. Featuring a large unfinished basement, this ...

See Addendum

Sold Comp 2

Beautiful home on sprawling corner lot! Step inside this wonderful home to find bright, sun-splashed spaces, gleaming wood floors, and plenty of room to spread out. Gorgeous kitchen boasts premium stainless steel ...

See Addendum

Sold Comp 3

Welcome to 903 South Settlers Drive in Milliken, CO! This stunning 3004 sqft single-family home is perfect for a growing family or entertaining. The craftsman-style exterior features an attached 3 car garage and a well-maintained ...

See Addendum

Sold Comp 4

Price now \$520,000 w/ an extra \$5,000 offered in concessions towards buyers closing costs or rate buy down! Welcome to your new home, a haven nestled against the serene backdrop of HOA land and Ehrlich Lake, offering ...

See Addendum

Listing Comp 1

Welcome home to where quality meets comfort! This well maintained 3 bedroom home is better than new. Walk through the front door and into the wide open floor plan that boasts beautiful laminate wood floors throughout, a ...

See Addendum

Listing Comp 2

MOTIVATED SELLERS!! Welcome to your new home, where comfort and convenience come together perfectly! This charming Settlers Village home features 3 bedrooms, 2.5 bathrooms, a spacious 3-car tandem garage, an abundan...

See Addendum

Listing Comp 3

You can't miss this budget-friendly chic Ranch home conveniently situated in Milliken, providing easy accessibility to both Denver and Fort Collins. Entertain guests in the open layout, complete with stainless steel ...

See Addendum

Listing Comp 4

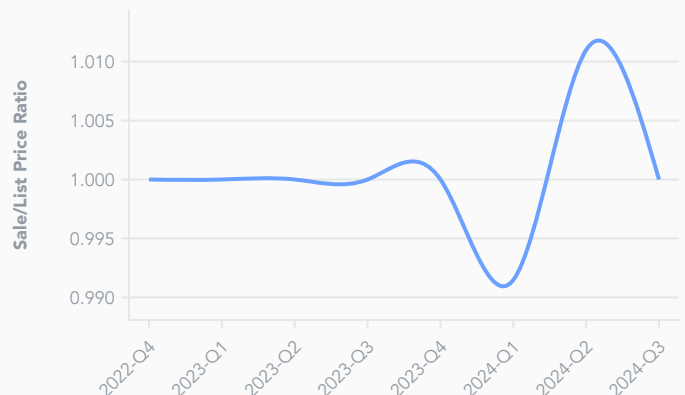
Welcome to this beautiful ranch-style home on a prime corner lot in the desirable Settlers Village community of Milliken! The open floor plan features a spacious living room with vaulted ceilings, a modern kitchen with stainles...

See Addendum

Reconciliation Comments

The BPO value conclusion falls within the unadjusted and adjusted sale prices of comparable sales analyzed. Our analysis of the subject market suggests the predominate influences to value in the competitive area are: GLA, location, bedrooms, bathrooms, site area, age and condition, which influenced our selection of comparable sales.

Sale/List Price Trend



Broker Price Opinion

\$495,000

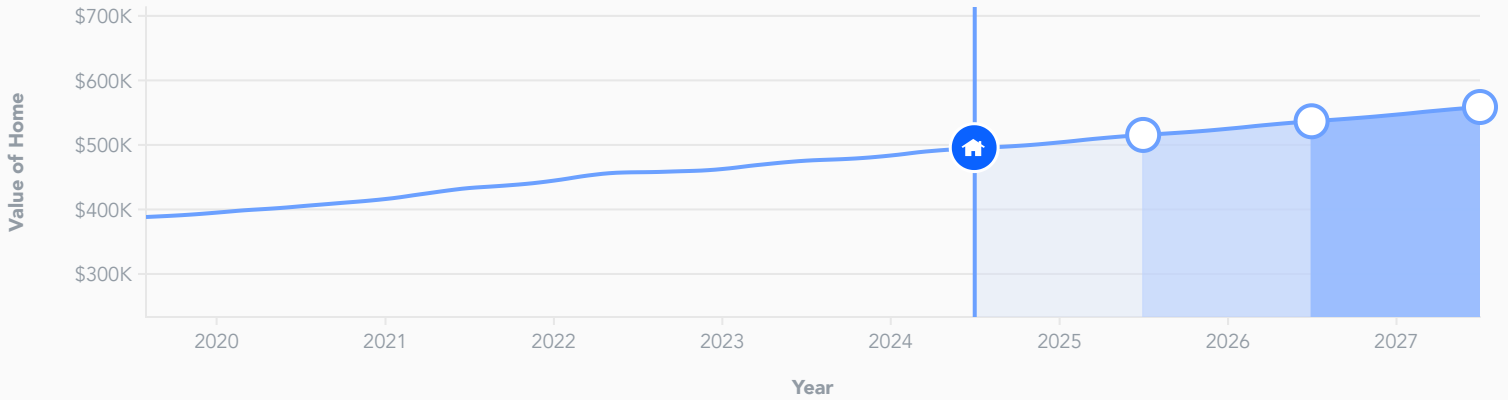
\$287 / Sq.Ft.

848 Depot Dr Milliken, CO 80543 County: Weld County



Conclusion Continued

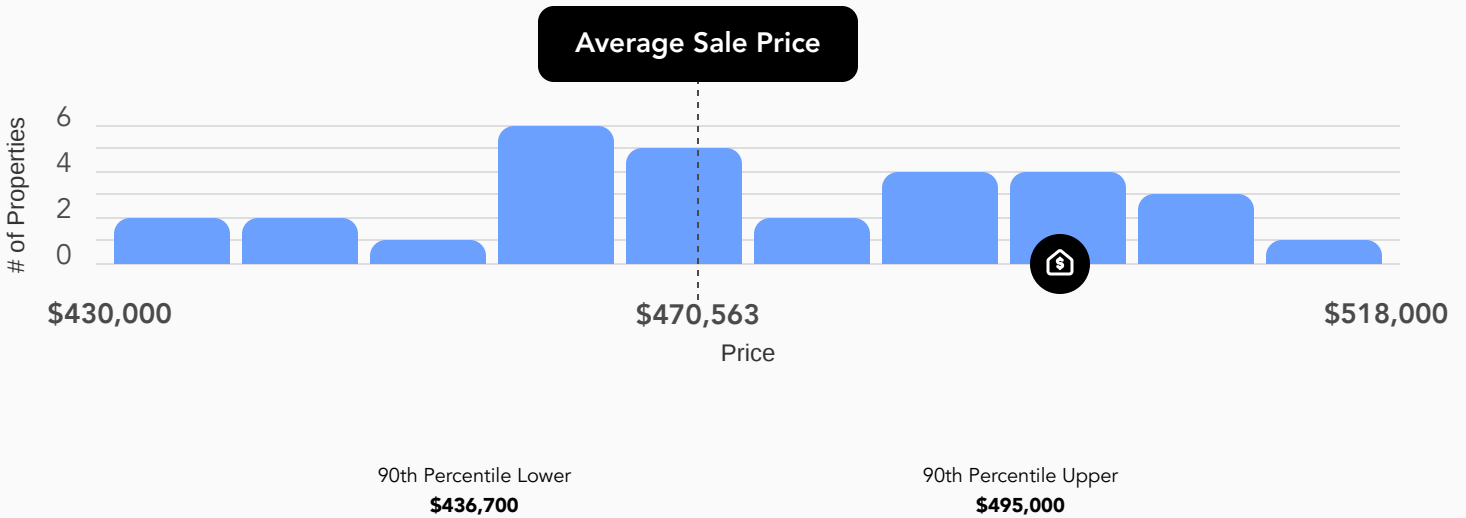
HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

| 1 Year | 4% | 2 Year | 8% | 3 Year | 13% |
|--------|-----------|--------|-----------|--------|-----------|
| 2025 | \$515,493 | 2026 | \$536,679 | 2027 | \$558,805 |

Comparable Home Price Trend



Pricing Market Strategy Comments

We have concluded a market value of \$495,000 for the subject, based on analysis of the subject, market and comparable sales. Based on our analysis, a recommended list price of \$495,000 has been concluded for the subject. Market observations reveal competitive sales reflect a median sale to list price ratio of 100.00% (with a median DOM of 48 days), which suggests this list price will attract buyer attention in line with market demand.

848 Depot Dr Milliken, CO 80543 County: Weld County

3rd Party Exterior Inspection
Single Family Detached | Completed Inspection Date: 08/20/24

| | |
|------------------------|-----------------|
| Inspector Name | Derry White |
| Inspector Email | rcredo@nvms.com |

Inspector Comments

Nice single family home in quiet neighborhood.

Property Details

| | | | |
|-------------------------------------|---|--------------------------------|---|
| Evidence of Occupancy | Yes Cars In Driveway / Evidence Of Furniture / Window Coverings / Air Conditioner On / Smoke From Furnace / Shoveled Walkway / Garbage Cans / Lawn Maintenance / Name On Mailbox / Lights On / Other | Conform to Neighborhood | Yes — |
| Property Viewable | Yes Comment — | Non-Residential Use | No — |
| Attachment Type | Detached | View Factors | Residential Impact on Value Neutral View Location — |
| PUD | Yes | Car Parking (# spaces) | Driveway (3) / Attached Garage (3) / Built-in Garage / Detached Garage / Carport / Dedicated Off-Site Parking |
| Common Elements | Pool / Gym / Tennis Court / Basketball Court / Clubhouse / Dog Park / Golf Course / Recreation Area / Park / Other / None | Special Amenities | Patio / Deck / Porch / Balcony / Fireplace / Front Yard / Back Yard / Courtyard / Solar Panel(s) / Ornate Landscaping / Irrigation System / Graywater System / Water Collection System / Outdoor Kitchen / In-ground Pool / In-ground Hot Tub / Sport Court / Dock / Sauna / RV Parking / Orchard (hobby) / Vineyard (hobby) / Other / None |
| Stories | 2 | | |
| Other Structures on Property | Accessory Unit / Greenhouse / Toolshed / Workshop / Barn / Pole Building / Stables / Riding Arena / Pool House / None Visible | | |
| Overall Condition | C3 Well maintained, normal wear and tear. Remodeling < 15 years ago. | | |
| Neighborhood Description | Suburban | | |
| Locational Influences | Residential / Industrial / Commercial / Busy Road / Water Front / Golf Course / Adjacent To Park / Overhead Power Lines / Landfill / Public Transportation / Railroad Tracks / Flight Path / Near Highway / Other | | |

848 Depot Dr Milliken, CO 80543 County: Weld County



3rd Party Exterior Inspection

Single Family Detached | Completed Inspection Date: 08/20/24

Exterior Property Condition

| | |
|--|--|
| Quality of Construction | Q4 Standard building plans. Materials, workmanship, finish, and equipment are of stock/builder grade and may feature some upgrades. |
| Roof Condition | Poor / Fair / Average / Good / Very Good / Excellent |
| Exterior Wall Condition | Poor / Fair / Average / Good / Very Good / Excellent |
| Building damage by any of the following | Owner Neglect / Vandalism / Fire / Flood / Tornado / Storm / Wind / Hail / Freezing / Hurricane / Earthquake / Mudslide/Landslide / Other / None Noted |
| Comment | — |
| Adverse Site Conditions | Contamination / Failing secondary structure(s) / Encroachments / Significant Junk/Trash / Sinkhole / Wetlands / Extreme Slope / Other / None Noted |
| Comment | — |

848 Depot Dr Milliken, CO 80543 County: Weld County



Inspection Photos



Date
2024-08-20



Date
2024-08-20

848 Depot Dr Milliken, CO 80543 County: Weld County



Inspection Photos Continued



Date
2024-08-20



Date
2024-08-20

848 Depot Dr Milliken, CO 80543 County: Weld County



Inspection Photos Continued



Date
2024-08-20



Date
2024-08-20

848 Depot Dr Milliken, CO 80543 County: Weld County



Inspection Photos Continued



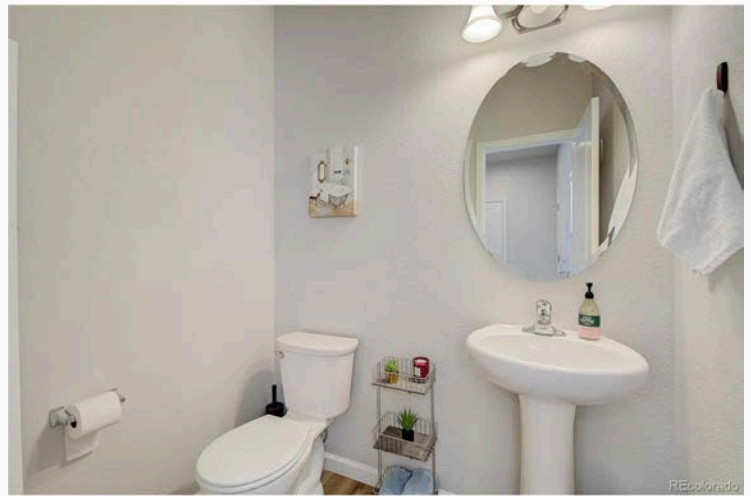
Date
2024-08-20

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Subject

Information and Real Estate Services, LLC | Listing ID #5329154 | Date: 4/8/2021



Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Active 1

REcolorado | Listing ID #RECIR1016454 | Date: 8/14/2024



REcolorado



REcolorado



REcolorado



REcolorado

Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Active 2

Information and Real Estate Services, LLC | Listing ID #8465622 | Date: 7/10/2024



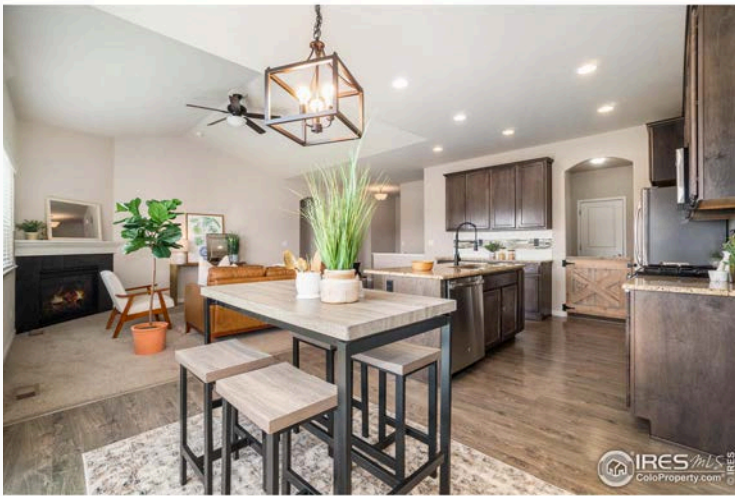
Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Active 3

Information and Real Estate Services, LLC | Listing ID #1014664 | Date: 7/18/2024



Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Active 4

REcolorado | Listing ID #REC5661810 | Date: 8/9/2024



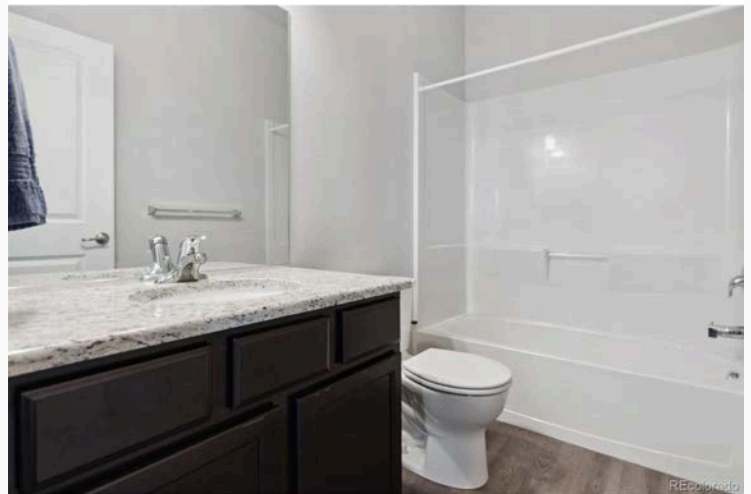
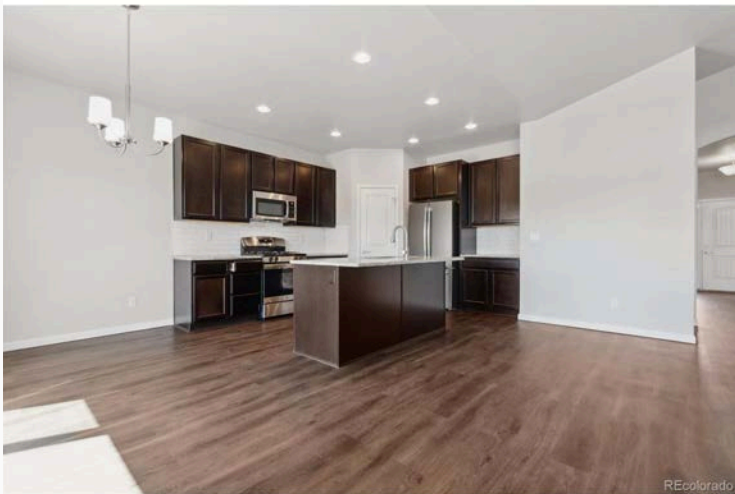
Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Sold 1

Information and Real Estate Services, LLC | Listing ID #7593307 | Date: 6/19/2024



Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Sold 2

Information and Real Estate Services, LLC | Listing ID #1012582 | Date: 6/20/2024



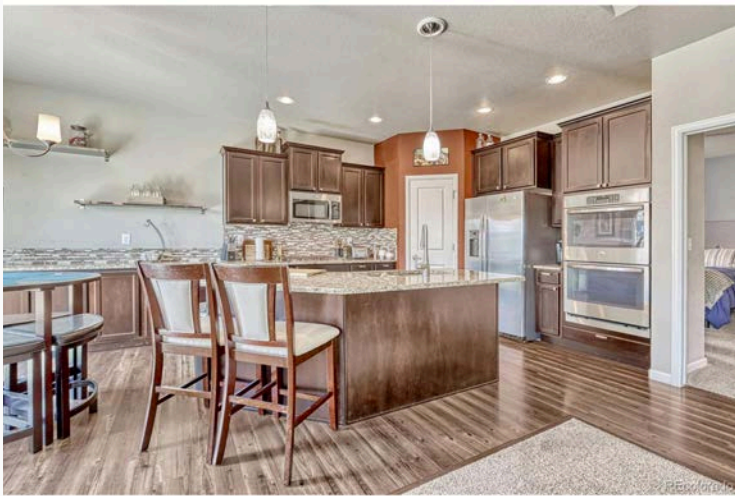
Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Sold 3

Information and Real Estate Services, LLC | Listing ID #6403794 | Date: 6/25/2024



Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Photos - MLS - Sold 4

Information and Real Estate Services, LLC | Listing ID #1007840 | Date: 4/24/2024



Only a few images from the MLS are displayed to give an assessment of the subject. There may be more images available on the MLS.

848 Depot Dr Milliken, CO 80543 County: Weld County



Signature & Realtor Details

| | |
|--------------------|------------------------------|
| Broker/Agent Name | Christina Parker |
| License State | CO |
| License Number | FA 100079872 |
| License Expiration | 2024-12-31 |
| Email | christina.parker@trelora.com |
| Signature & Date | 8/28/2024 |



Disclosure

By confirming the above and submitting the report, the above signed hereby certifies and agrees that:

- 1) I personally selected comparables, and determined the price conclusion;
- 2) To the best of my knowledge, the statements of fact contained in this report are true and correct.
- 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.
- 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this report. HouseCanary forms or their contents shall, under no circumstances, be published, copied, replicated, or mimicked. The intended purpose of this report is to assist the account holder in performing required due diligence and in making decisions within the scope of applicable statutory and regulatory requirements. This document is provided only for the use by the account holder and not any other party, is not intended as any guarantee of value or price opinion and/or condition of the subject property and should not be relied on as such. If this document is determined to be negligently prepared, incorrect, or unfit for its authorized use, the sole liability of HouseCanary shall be the promptly refund of the total fee expended by the account holder for this report or to replace it at no charge to the account holder. In no event shall HouseCanary be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify HouseCanary within thirty (30) days of this report's delivery to the account holder if it believes that this document is negligently prepared, incorrect, or unfit for its authorized use. This report is not an appraisal. Unless the licensee who prepared this report is also a licensed appraiser, the report is not intended to meet the requirements of the Uniform Standards of Appraisal Practice (USPAP). The report is considered a competitive market analysis or letter opinion and is not intended as an appraisal.

848 Depot Dr Milliken, CO 80543 County: Weld County


Addendum

Superfund Site

withinMiles0: 0

withinMiles1: 0

withinMiles4: 0

Source: Neighborhood & Subject Marketability (page 2)

Transaction History

| Date | Event | Type | Price | Source |
|-----------|---------------|-------------|-----------|----------|
| 7/8/2019 | Deed Recorded | — | \$70,000 | deed |
| 7/5/2019 | Closed | Arms-Length | \$356,888 | mls+deed |
| 1/28/2019 | Active | — | \$339,420 | mls |

Source: Section: Transaction History (page 2)

Sold Comp 1

Everyone asks for a ranch style home that backs to open space, and here it is! Welcome to this like-new 3-bedroom ranch home that combines modern comfort with endless potential. Featuring a large unfinished basement, this property offers you the unique opportunity to create the perfect space tailored to your needs whether it's an entertainment area, a home gym, or additional living quarters. The spacious fenced backyard backs to open space, providing a serene and private outdoor oasis for relaxation and recreation. Imagine summer barbecues, gardening, or simply enjoying the peaceful views with no rear neighbors. Inside, you'll find a thoughtfully designed layout with ample natural light throughout. Each of the three bedrooms offers comfort and versatility, making this home ideal for families, professionals, or those looking for a guest room or home office. Located in a desirable Settlers Village neighborhood, this home provides both tranquility and convenience, with easy access to local amenities, schools, and parks. Don't miss the opportunity to make this exceptional property your own. Schedule a showing today and start envisioning the possibilities! Ask about some FREE money available on this home from my preferred lender!

Source: Conclusion (page 6)

Sold Comp 2

Beautiful home on sprawling corner lot! Step inside this wonderful home to find bright, sun-splashed spaces, gleaming wood floors, and plenty of room to spread out. Gorgeous kitchen boasts premium stainless steel appliances, staggered Maple cabinets with crown molding, large walk-in pantry, gas double oven, and island with bar seating. Sip your morning coffee on the cozy covered front porch or curl up by the fireplace with a good book at the end of a day at the lake. Gas fireplace with mantle, stacked stone surround, large windows, and gleaming wood floors make for the perfect living space. Relax in your private Owner's Retreat complete with private bath and tons of space to spread out. Spa-like 5-piece luxury bathroom with freestanding soaking tub, dual vanities, large walk-in closet, and premium frameless glass shower with floor-to-ceiling tile. Spend summer evenings playing yard games on your large corner lot. Covered patio and wraparound sidewalk access to the garage service door and front gates. Large yard with flower beds and fruit trees (2 peach trees, 2 cherry trees, 2 chestnut trees, roses, peonies, hollyhocks, and a berry patch in the Northeast corner. A gardener's dream!). Large unfinished basement with 9' ceilings, HE furnace, and rough-in bathroom. Enjoy the peace of small-town living while staying connected to great shopping, dining, outdoor adventures, and easy highway access. View today and make your next move your best move!

Source: Conclusion (page 6)

Sold Comp 3

Welcome to 903 South Settlers Drive in Milliken, CO! This stunning 3004 sqft single-family home is perfect for a growing family or entertaining. The craftsman-style exterior features an attached 3 car garage and a well-maintained lawn. Inside, the spacious living room boasts carpeted floors, a ceiling fan, and a vaulted ceiling, creating a cozy atmosphere filled with natural light. The basement, with it's 9' ceiling and own breaker is framed in with a head start on finishing the basement. The kitchen is a chef's dream with a center island, stainless steel appliances, staggered cabinets with crown molding, light stone countertops, elegant hanging light fixtures, durable vinyl floors, and a walk-in pantry. The primary bedroom offers a peaceful retreat with carpeted floors, a ceiling fan, a spacious closet, an attached bathroom featuring tile floors, a double vanity, and a shower. Additional features include a patio with a fire pit and a fenced backyard with a lawn, ideal for children and pets. Located in the charming community of Milliken, this property offers a peaceful neighborhood atmosphere, making it a perfect place to call home.

Source: Conclusion (page 6)

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Addendum Continued

Sold Comp 4

Price now \$520,000 w/ an extra \$5,000 offered in concessions towards buyers closing costs or rate buy down! Welcome to your new home, a haven nestled against the serene backdrop of HOA land and Ehrlich Lake, offering opportunities for fishing and tranquility. This beautiful residence boasts a wide backyard, perfect for outdoor gatherings and relaxation. Inside, the wide-open floor plan, adorned with bright, big windows and vaulted ceilings, fills the space with natural light and a sense of openness. Upgraded appliances adorn the modern kitchen, complemented by the tasteful design choices throughout. With a dedicated home office space, multiple living areas including a loft, and proximity to parks and trails, this home offers both functionality and charm. Completing the package is an oversized garage, ensuring ample storage and convenience for all your needs. Welcome home to a place where comfort and elegance intertwine effortlessly. Metro district gets you free pass to Milliken Pool!

Source: Conclusion (page 6)

Listing Comp 1

Welcome home to where quality meets comfort! This well maintained 3 bedroom home is better than new. Walk through the front door and into the wide open floor plan that boasts beautiful laminate wood floors throughout, a gorgeous kitchen with granite counter tops and upgraded cabinets and drawers. It's the perfect space for entertaining. Upstairs you'll find three spacious bedrooms and a conveniently located laundry room just steps away from the primary bedroom. Amongst this, you still have a large unfinished basement for ample storage or room to expand into down the road. Finally, the garage has recently been finished with painted walls, epoxy flooring, electrical outlets throughout for all of your garage needs! See this one today!

Source: Conclusion (page 6)

Listing Comp 2

MOTIVATED SELLERS!! Welcome to your new home, where comfort and convenience come together perfectly! This charming Settlers Village home features 3 bedrooms, 2.5 bathrooms, a spacious 3-car tandem garage, an abundance of natural light and a blank canvas basement ready for you to create your perfect space. The kitchen, complete with granite countertops and pantry, effortlessly flows into the living room, making entertaining a delight. Upstairs, you'll find the primary bedroom with a large walk-in closet and a conveniently located laundry room. This home is conveniently located near parks, restaurants, shops and is just a 4 minute drive to the heart of Milliken. Schedule your private showing today!

Source: Conclusion (page 6)

Listing Comp 3

You can't miss this budget-friendly chic Ranch home conveniently situated in Milliken, providing easy accessibility to both Denver and Fort Collins. Entertain guests in the open layout, complete with stainless steel appliances, granite countertops, a breakfast nook, eat in kitchen, abundant sunlight, and convenient main level living and laundry living. The attached 2 car garage offers security and storage space. Step out onto the sunny back deck through the sliding glass doors from the dining area, ideal for outdoor dining and entertaining; as well as a relaxing hot tub retreat. Relax in the private primary bedroom, featuring an en-suite bathroom and a spacious walk-in closet, serving as a tranquil sanctuary after a long day. The sizable unfinished basement offers excellent storage options and/or potential for expansion. Within the vicinity, you'll find neighborhood parks like Ehrlich Park, as well as access to trails, a lake, a playground, and recreational facilities. Enjoy the peaceful neighborhood ambiance with the added convenience of nearby restaurants and shops, striking the perfect balance between serenity and accessibility.

Source: Conclusion (page 6)

Listing Comp 4

Welcome to this beautiful ranch-style home on a prime corner lot in the desirable Settlers Village community of Milliken! The open floor plan features a spacious living room with vaulted ceilings, a modern kitchen with stainless steel appliances, granite countertops, and a versatile island. The dining area opens to a patio, perfect for outdoor relaxation. The primary bedroom offers a private retreat with an en-suite bath and walk-in closet. Two additional bedrooms and a full bath provide ample space. A large unfinished basement offers storage and expansion potential. The attached 3-car heated garage is equipped with Chamberlain MyQ Smart openers. This home boasts numerous smart updates, including an Apple HomeKit Smart doorbell, Ecobee thermostat, Rachio sprinkler system, LED lighting, and a whole-home humidifier. Enjoy access to the neighborhood pool, rec center with gym, and park. Don't miss your chance to call this modern, updated home yours!

Source: Conclusion (page 6)

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Limiting Conditions

HouseCanary will not be responsible for matters of a legal nature that affect either the property being valued or the title to it, assumes that the title is good and marketable and will not render any opinions about the title.

HouseCanary has relied on information for MLS and/or Public Records to report the approximate physical characteristics of the subject improvements. The physical characteristics, as reported, are assumed to be accurate for the purposes of this analysis and conclusions.

Neither HouseCanary nor the inspector is a surveyor; as such make no guarantee, express or implied, regarding the flood determination presented in this report.

Neither HouseCanary nor the inspector will give testimony or appear in court related to this valuation of the property in question

HouseCanary has noted in this valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that HouseCanary became aware of during the research involved in performing this valuation. Unless otherwise stated in this report, HouseCanary has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. HouseCanary will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because HouseCanary is not an expert in the field of environmental hazards, this valuation report must not be considered as an environmental assessment of the property

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Broker Price Opinion for every property.

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Glossary

User Opinion of Price

This value is not generated or endorsed by HouseCanary, and it does not represent a broker price opinion (BPO) or a formal appraisal. Report owners can add their own price opinions to the Value Report and share the Value Report with collaborators and partners, which keeps everyone on the same page when it comes to a property's value.

HouseCanary Rental Value

We value this property's monthly rent at \$2,715. The rental price will likely fall between \$2,449 and \$2,982. This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.

Source: HouseCanary analysis

Active

Active listings within a 1 year timeframe near the subject property.

Source: Local MLS

Comparable Properties

All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.

Source: Public Record, HouseCanary analysis

Current Value

Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.

Source: Public Record, HouseCanary Automated Valuation Model

Days on Market

The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.

Source: Local MLS, HouseCanary analysis

Forecast Standard Deviation (FSD)

A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.

Source: House Canary analysis

HouseCanary Suggested Comps

HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.

Source: HouseCanary analysis

MSA 1-Year Risk of Decline

The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.

Source: Local MLS, HouseCanary analysis

Months of Supply

The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.

Source: Local MLS, HouseCanary analysis

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Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following twelve states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

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Condition Rating

Appendix D: Field-Specific Standardization Requirements of Fannie Mae and Freddie Mac Uniform Appraisal Dataset Specification.

- C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new, and the dwelling features no physical depreciation.
- Note:** Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).
- C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.
- Note:** The improvements represent a relatively new property that is well-maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.
- C3** The improvements are well-maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well-maintained.
- Note:** The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well-maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.
- C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.
- Note:** The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property
- C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.
- Note:** Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy, but remain functional.
- C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.
- Note:** Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

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Limitations & Disclaimer

1. This Broker Price Opinion Report (BPO) is merely an estimate of the probable selling price of the specified property in its condition as of the date of preparation of the BPO by the broker. This BPO is based on then-available market data and property condition as determined by the indicated property "inspection type" (either exterior only or interior) and the broker's professional judgment. In preparing this BPO, the broker has relied on readily-available information, such as photos of the exterior or interior of the home as determined by the property "inspection type" specified at the time of the order, and has not conducted a detailed inspection of the property, a title search, or a survey. The accuracy of this BPO may vary significantly based on changing market conditions and other factors.
2. This BPO is not intended for use in as any guarantee of value or condition of the subject property, and it is provided solely to assist the client in evaluating the subject property. This BPO is not an appraisal or certified valuation developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice (USPAP), and it should not be construed, considered, or used as such. This BPO should not be used in lieu of an appraisal for any purpose for which an appraisal is required by law or regulation. This BPO should not be used as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination decision. This BPO does not guarantee that the property will sell for the opinion of its price or within any specific period.
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