

- Report Date: 11/18/2024
- Property: 802 West Mulberry Street, Louisville CO 80027
- Type: Residential (General) (Single)
- APN: 1575-18-2-40-018

## 802 West Mulberry Street, Louisville CO 80027

### Residential (General) (Single)



- Year Built
  Size
- 1992 (32 years) 2,800 sq ft 0.18 acres
- Bedrooms

  Bathrooms
- 3 + 2 Partial
- Status■ Structures▲ Basement
- 1 Yes

- ♦ Lot Size 0.18 acresd Stories 2 Story
- Garage Door Opener,
  Attached

  Parking Spaces
- \_ 含 Attic

Yes No

Sold

## **PropertyLens Insights**

We've put this property under the PropertyLens, here's what we found!



### **BuyerLens**

Before buying this property, consider asking the seller or listing agent these questions

### **Key Findings & Questions To Ask**

- This property appears to have been destroyed by the Marshall Fire on December 30, 2021.
  - · Has this property been rebuilt?
- It appears a wildfire event destroyed this property on December 30, 2021 and there have been 7 permits issued from November 13, 2023 to December 13, 2023. See the Condition & Prior Damage section for more details.
  - It appears this property may have been destroyed in a wildfire. Please confirm with the seller.
  - There have been permits issued to the property. Has the property been rebuilt?
  - Does the property have 100 feet of clearance from the nearest fuel source?
  - Does the property have sufficient clearance for a fire truck to enter and turn around?
  - Are there any burned but not removed trees near this property?
  - Does the property have a fire-resistant roof?
  - Does the property have dual or triple paned windows?
  - Has any mitigation work been done to prevent future wildfire damage?
- We found 11 potential wind events for this property from January 1, 2020 to May 23, 2024. See the damaging events timeline for more details.
  - It appears this property may have been in 11 high wind events.
  - Was there any damage from a wind event? Has the damage been fully repaired?
  - · Are there any signs of cracked glass, damaged siding, or missing roof shingles?
- We show 7 construction permits for this property in the last 5 years. 6 have been closed, 1 has been canceled, and no permits are open. See the Modifications section for more details.
  - · Why were permits pulled for this property?
  - · Was the work listed on the permits completed successfully?
  - Are any outstanding inspections needed for the work done?
- The roof of this property appears to be in great condition. The roof is made of shingles and at an estimated 5 years old it has 17 years left of its' 22 year lifespan. Verify to ensure confidence.
  - What if anything has been done to preserve the roof?
  - · Have there been any issues with missing shingles?
  - Has there been any issue with water leaks through the roof?
  - Does the roof have gutter guards and proper drains that run away from the foundation?
  - Have the gutters and downspouts been repaired or replaced?
  - Be sure to include a roof inspection for this property.
  - · We found this roof to be in great shape. Make sure to ask the seller how old the roof is and when it was last inspected to confirm these findings.
- This property has a very high risk of experiencing an ice dam. An ice dam is a buildup of ice at the roof's edge, stopping melted snow from draining. This trapped water can seep into a property, damaging walls, ceilings, and insulation.
  - Has the seller reported any ice dam events or water damage coming from the roof?
  - How old is the insulation in the roof?

- · Are there guards/screens on the existing gutters?
- Is there any unusual staining at the tops of walls nearest to the roof?
- This property has a very high risk of experiencing a damaging hail event.
  - · Has this property been damaged by hail? When did it happen? How extensive was the property damage?
  - Are there hail-resistant shingles on the roof?
  - · Are there any active warranties for the roof?
- Fig. This property has a high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans.
  - Has the property been tested for radon? If not, ask your home inspector for a radon test.
- This property is in close proximity to an airport.
  - Spend a few minutes outside to see if noise from the nearby airport is an issue. Do the windows of the property effectively muffle the noise to your liking?
- This property has a high risk of experiencing frozen pipes.
  - Have the pipes frozen at this property before? When did it happen? How extensive was the property damage?
  - · Is there insulation on any pipes near the foundation of the building?
- This property is 32 years old and the condition of the water heater is unreported. Most water heaters have an average service life of 8 to 12 years.
  - When was the water heater last replaced?
  - When was the last time the water heater was inspected?
- File This property is 32 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.
  - · When was the furnace last replaced?
  - When was the last time the furnace was inspected?
- A leaking underground storage tank was identified within 1 mile of the property.
  - Have there been any issues with soil or groundwater contamination?
- This property has a basement. Basements especially those that are older or unfinished may be more susceptible to vermin infestations, such as rats and insects.
  - · Does the basement show any signs of vermin infestation (e.g., droppings, gnaw marks, nests)?
  - · Has the property had any issues with termites or other wood-destroying insects? If so, when was the last treatment conducted and by whom?
- This property has a basement. Basements are generally more prone to water damage due to surface and groundwater intrusion, sewer backups, and sump pump failures. Items stored in the basement may be at risk of damage.
  - Does the basement have proper shelving and storage off the ground?
  - Are most items currently stored in the basement by the seller placed on high shelves or in waterproof containers? If so, this may indicate a history of water intrusion.
  - Has the basement been waterproofed? If so, when was the work done and by whom?
  - Does the property have a French drain or other water mitigation system?
- This property has a basement and likely has a sewage or sump pump. The condition of any pumps at this property are unreported. Most sewage and sump pumps have an average service life of 10 years.
  - Does the property have a sewage (ejector) pump or a sump pump? If either exist, when were they last replaced?
- This property has a basement and the condition of the foundation is unreported.
  - · Have there been any foundation issues?
- This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
  - · What is the condition of the fireplace(s)? If the home has one or more chimneys, when were they last cleaned and inspected?
- Several construction permits were pulled for this property in 2023. This may indicate a renovation. See the Modifications section for more details.
  - Consider asking if the property was renovated recently. If a renovation occurred, ask if the work was completed successfully and to code. Was the work done by a licensed contractor?
- We did not detect solar panels on the roof of this property.
  - If you're interested in taking advantage of solar power for this property, the estimated costs excluding federal, state, and local incentives is \$19,541.36 with a likely payback period of 9.8 years. Consult with a solar contractor for a more accurate quote.
- (F) We found different estimates of square footage between local assessor and MLS records for this property.
  - Have there been any additions to this property? If so, were they permitted and inspected?

When scheduling a home inspection, share these hints for your home inspector to uncover hidden issues upfront

### What to Check...

- It appears a wildfire event destroyed this property on December 30, 2021 and there have been 7 permits issued from November 13, 2023 to December 13, 2023. See the Condition & Prior Damage section for more details.
  - · Check the condition of any rebuild work.
  - · Check the condition of any identifiable glass replacement.
  - · Note the presence of any wildfire remediation work.
  - · Note the presence of any wildfire mitigation work (defensible space creation, multi-pane windows, ignition-resistant siding).
- We found 11 potential wind events for this property from January 1, 2020 to May 23, 2024. See the damaging events timeline for more details.
  - · Check for torn or missing shingles, siding, or gutters.
  - · Check exterior appliances and outbuildings for damage.
- We show 7 construction permits for this property in the last 5 years. 6 have been closed, 1 has been canceled, and no permits are open. See the Modifications section for more details.
  - · Check work was completed for the listed permits in the Modifications section of this report.
- The roof of this property appears to be in great condition. The roof is made of shingles and at an estimated 5 years old it has 17 years left of its' 22 year lifespan. Verify to ensure confidence.
  - Inspect the roof for signs of shingles damage.
  - · Look for signs of gutter damage.
  - · Check roof downspouts for signs of damage.
  - Note whether downspouts drain water away from the foundation.
- This property has a very high risk of experiencing an ice dam. An ice dam is a buildup of ice at the roof's edge, stopping melted snow from draining. This trapped water can seep into a property, damaging walls, ceilings, and insulation.
  - Check that attic/roof insulation is free of water damage and mold.
  - · Note the presence of suitable attic ventilation.
  - Note the presence of an air barrier separating the property ceiling and attic space.
- This property has a very high risk of experiencing a damaging hail event.
  - Check for hail damage to roof shingles and siding.
  - · Note the presence of impact-resistant roof shingles.
- This property has a high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans.
  - Consider performing a radon test.
  - Check for the presence of radon risk mitigation solutions.
- This property is in close proximity to an airport.
  - · Note the presence of multi-pane windows.
- This property has a high risk of experiencing frozen pipes.
  - Check for water damage from any previous frozen pipe incidents.
  - Note the presence of pipe insulation, especially around the foundation.
- This property is 32 years old and the condition of the water heater is unreported. Most water heaters have an average service life of 8 to 12 years.
  - Check for signs of leaking around the water heater. Note the installation date and most recent service date.
- This property is 32 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.
  - Verify the furnace is in working order. Note the installation date and most recent service date.
- A leaking underground storage tank was identified within 1 mile of the property.
  - Note the presence of water filtration systems or other soil/water pollution mitigations.
- This property has a basement. Basements especially those that are older or unfinished may be more susceptible to vermin infestations, such as rats and insects.
  - · Check for signs of pests and rodents.
  - Check exposed structural wood for signs of termite damage.
- This property has a basement. Basements are generally more prone to water damage due to surface and groundwater intrusion, sewer backups, and sump pump failures. Items stored in the basement may be at risk of damage.
  - Check for signs of water damage or staining on the walls and floor.
  - Check for signs of mold or mildew. Verify basement is properly ventilated.
  - Note the presence of a dehumidifier.

- This property has a basement and likely has a sewage or sump pump. The condition of any pumps at this property are unreported. Most sewage and sump pumps have an average service life of 10 years.
  - · Verify any sewage (ejector) pump or sump pump is in working condition. Note the installation date and most recent service date.
- This property has a basement and the condition of the foundation is unreported.
  - Check for cracks in the foundation, especially those which may indicate structural issues.
- <sup>2</sup> This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
  - · Check for cresote buildup.
  - Check for proper ventilation.
  - Check that the flue and damper are in working order.

### What to Know Ahead of Time...

- Chis property appears to have been destroyed by the Marshall Fire on December 30, 2021.
  - This property appears to have been destroyed by wildfire in a very low risk wildfire zone. While no area has zero risk, it's important to know rare events do happen and can impact insurance premiums.
- Lt appears a wildfire event destroyed this property on December 30, 2021 and there have been 7 permits issued from November 13, 2023 to December 13, 2023. See the Condition & Prior Damage section for more details.

Properties in prior wildfire zones may have trouble getting insurance - check with your insurance agent before purchasing the property.

- This property has a very high risk of experiencing a damaging hail event.
  - Hail exposure may result in increased premiums due to the increased risk of damage to the exterior of the property.
- C This property is 32 years old.

Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.

- This property has a basement and the condition of the foundation is unreported.
  - If the basement is finished, inform your insurance agent for proper coverage due to increased replacement costs.
- Chis property has at least one fireplace. Fireplaces are generally associated with increased fire risk.

The presence of a fireplace or wood-burning stoves may result in increased premiums.

- C This property has an estimated replacement cost of \$522,000.00
  - Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!
- We found historical insurance premium rates for similar properties in CO.

Based upon insurance company rate filings in CO, your annual premium should be between \$2,753.00 and \$7,434.00. Estimates are based on the property's location, age, and condition. Consult with your insurance agent for a more accurate quote.

# Property Overview Detailed facts, features and information for this property



Features & Construction
From roof to foundation, here's detailed property features and building information

| 802 West Mulberry :<br>Residential (General) (S | Street, Louisville, CO 80027<br>Single) |                |                            |            |      |
|---|---|----------------|----------------------------|------------|------|
| 🗎 Year Built                                    | 1992 (32 Years)                         | Bedrooms       | 4                          | Status     | Sold |
| Size  | 2,800 Square Feet                       | ि Bathrooms    | 3 + 2 Partial              | Structures | 1    |
| ♦ Lot Size                                      | 0.18 Acres                              | Garage Gai     | rage Door Opener, Attached | Basement   | Yes  |
| d Stories disconnection                         | 2 Story                                 | Parking Spaces | -                          | 含 Attic    | No   |
|   |   |                |                            |            |      |

| Interior         |  | Location & Special Features |                                       |
|------------------|--|-----------------------------|---------------------------------------|
| Levels           | 2 Story  | View                        | Mountain Vie                          |
| Appliances       | Dishwasher, Disposal, Microwave,<br>Refrigerator, Washer | Waterfront                  | Not Availabl                          |
| Fireplace        | 1  | Water Access                | Not Availab                           |
| Fireplace Type   | Gas Burning  | Distance to Coast           | > 100 Mile                            |
|                  |  | Playground                  | Ν                                     |
|                  |  | Sport Features              | N                                     |
| Exterior         |  | Systems                     |                                       |
| Garage & Parking | Garage Door Opener, Attached - Null Parking<br>Space(s)  | Heating                     | Forced A                              |
| Perimeter Fence  | Yes  | Cooling                     | Central, Whole House Fan, Ceiling Far |
| Deck             | -  | Water                       | Public Water Service                  |
| Pool             | No   | Sewer                       | Public Sew                            |
|                  |  | Solar                       | N                                     |
|                  |  | Ventilation                 |                                       |
| Roof             |  | Construction                |                                       |
| Roof Features    | Composite  | Primary Exterior Material   | Solid Stor                            |
| Roof Footprint   | 3,209.37 Square Feet                                     | Basement                    | Ye                                    |
| Shape            | Hip  | Architectural Style         | A - Fran                              |
| Material         | Shingle  | Construction Quality        | Average / Standar                     |
| Pitch            | -  | Construction Type           | Framing, Woo                          |
| Height           | -  | Physical Shape              | Rectangul                             |
|                  |  |                             |                                       |

|   |                           | 0                | Skylight           |
|---|---------------------------|------------------|--------------------|
|   | District                  |                  | Parcel Information |
| Louisville C  | Municipality              | 1575-18-2-40-018 | APN                |
| Any Population, Housing, or Territory Outsi<br>Urbanized Areas, Urbanized Clusters, | Suburban                  | 39.971793        | atitude            |
| Cd  |                           | -105.157039      | ongitude           |
| Bould   | County                    | 5,475.43 Feet    | Property Elevation |
| Boulder Valley School District Re   | School District           |                  |                    |
|   | USDA Plant Hardiness Zone |                  |                    |

# Most Recent Listing Details Property listing information from April 22, 2016

\$650,000

\$22,465

\$o

\$22,465

Listing Price (Apr 22, 2016)

Assessed Value

Structure Value

Land Value

\$948,032 - \$1,158,705

## \$1,053,369

Market Value

| Listing Details |              |
|-----------------|--------------|
| Status          | Sold         |
| Last Date Sold  | June 7, 2016 |
| Sale Price      | \$665,000    |
| List Price      | \$650,000    |
| Days on Market  | 46           |
| Price/Sq. Ft.   | \$238        |
| HOA Dues        | \$0          |

### Description

Great chance to own a home in popular Centennial Heights neighborhood. Walk to Fireside elementary. 4 bd, 4 ba, with loft area, extra office space in basement, French doors to master bath, mountain views, elegant wood trim and custom paint, stainless appliances. Great backyard with deck, lighted flagstone path to sunken conversation area/flagstone patio, water feature, hot tub, raised garden beds. 3-car garage. Great flow with this floor plan; bright and inviting.

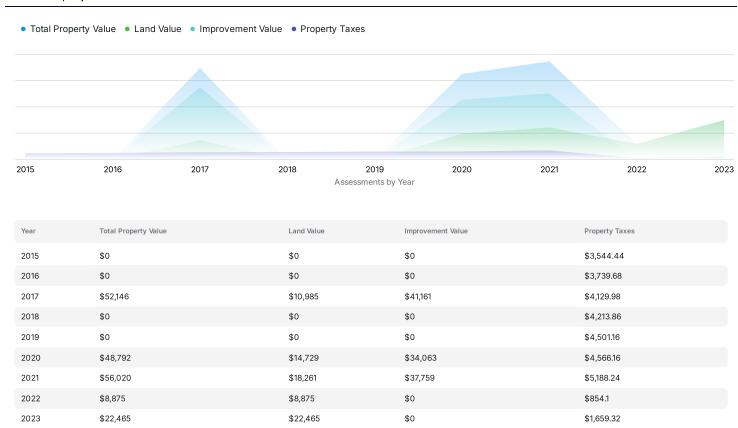
# Ownership Transaction History & Ownership Details

## Transaction History

| Date         | Туре             | Description                    |
|--------------|------------------|--------------------------------|
| Jun 16, 1993 | ⊖ Deed           | Buyer Type<br>Not Reported     |
| Apr 22, 1994 | € Deed           | Buyer Type<br>Not Reported     |
| Apr 29, 1994 | ⊖ Deed           | Buyer Type<br>Not Reported     |
| Oct 12, 1994 | ⊖ Deed           | Buyer Type<br>Not Reported     |
| Jul 11, 1997 | ⊖ Deed           | Buyer Type<br>Husband And Wife |
| Jul 6, 2000  | ⊖ Deed           | Buyer Type<br>Husband And Wife |
| Apr 28, 2006 | ⊖ Deed           | Buyer Type<br>Individual       |
| Apr 22, 2016 | <b>声</b> Listing | List Price<br>\$650,000        |
| Jun 7, 2016  | <b>⊝</b> Deed    | Buyer Type<br>Individual       |
| Jun 7, 2016  | <b>声</b> Sold    | Sales Price<br>\$665,000       |
|              |                  |                                |

# Property Value & Tax History Historical view of property taxes and assessed property and land values

### Historical Property Assessments





















































## **Roof Condition**

Current and historical look at what shape the roof is in

# Roof Lifespan & Aerial Imagery Imagery of roof condition as of July 25, 2024

Replaced: 2019

Avg. Roof Lifespan (CO): 22 years

5 Years

Probable Roof Age

17 Years

Est. Remaining Roof Life

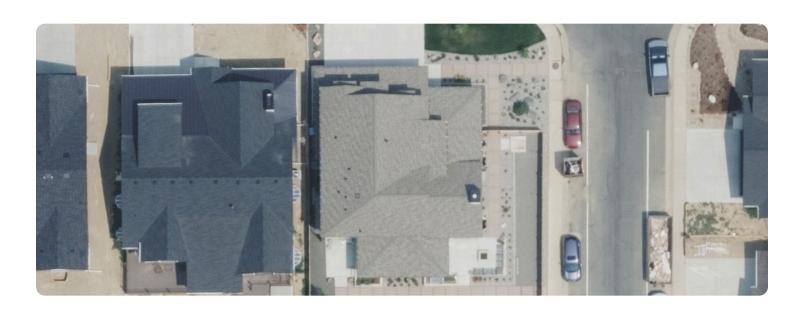
Shingle

Primary Roof Material

\$11,200 - \$23,800

\$23,800

Est. Roof Replacement Cost



Current Roof Condition by Building

Primary Building Roof Condition: Great







5 out of 5 Roof Condition Score
Roof is in great condition - No visible signs of defects. It looks new.

| Roof Potential Issues | Roof Features    |                 |
|-----------------------|------------------|-----------------|
| ree Overhang          | 0% Stories       | 2 Story         |
| Missing Shingles      | - Roof Area      | 3,209.37 Sq. Ft |
| Ponding               | 0% Roof Material | Shingle         |
| Debris                | 0% Roof Shape    | Hip             |
| Staining              | 0% Roof Pitch    | -               |
| Ngae Staining         | 0% Solar         | No              |
| /ent Staining         | 0% Chimney(s)    | 1               |
| -arp                  | - Roof Vent(s)   | 10              |
|                       | Satellite(s)     | 0               |
|                       | Skylight(s)      | 0               |

# Damaging Events Property damage due to weather and other disaster



History of Damaging Events
Historical damage at this property due to fire, severe weather and other catastrophic events

Timeline of Potentially Damaging Events

16

| Date         Description           May 23, 2024         № 2024 Wind         Cause Wind Speed Wind           May 6, 2024         № 2024 Wind         Cause Wind Speed To Mind Speed Wind           April 7, 2024         № 2024 Wind         Cause Wind Speed Wind Shilles Per Hour           April 6, 2024         № 2024 Wind         Cause Wind Speed Wind Shilles Per Hour           January 10, 2024         № 2024 Wind         Cause Wind Speed Wind Sheed Wind 75 Miles Per Hour           March 31, 2023         № 2023 Wind         Cause Wind Speed Wind 75 Miles Per Hour           December 30, 2021         № 2021 Wind         Cause Wind Speed Wind Sheel Wind Fer Hour           December 30, 2021         № 2021 Wind         Cause Wind Speed Wind Sheel Per Hour           January 1, 2020         № 2021 Wind         Cause Wind Speed Wind Sheel Per Hour           January 4, 2020         № 2020 Wind         Cause Wind Speed Wind Sheel Per Hour           January 1, 2020         № 2020 Wind         Cause Wind Speed Wind Sheel Per Hour   |                   |             |                      |      |
|--|-------------------|-------------|----------------------|------|
| May 6, 2024         № 2024 Wind         Cause Wind Speed  | Date              | Event Name  | Descripti            | tion |
| April 7, 2024         © 2024 Wind         Cause Wind Speed 65 Miles Per Hour           April 6, 2024         © 2024 Wind         Cause Wind Speed 65 Miles Per Hour           January 10, 2024         © 2024 Wind         Cause Wind Speed 65 Miles Per Hour           March 31, 2023         © 2023 Wind         Cause Wind Speed Wind Spee  | May 23, 2024      | ⊰ 2024 Wind |                      |      |
| April 6, 2024  | May 6, 2024       | → 2024 Wind |                      |      |
| January 10, 2024  \$ 2024 Wind Cause Wind Speed 65 Miles Per Hour  March 31, 2023  \$ 2023 Wind Wind Wind 75 Miles Per Hour  December 30, 2021  \$ Marshall Fire Wind Speed Wind Speed 75 Miles Per Hour  December 30, 2021  \$ 2021 Wind Destroyed  Wind Speed 75 Miles Per Hour  December 15, 2021  \$ 2021 Wind Cause Wind Speed Wind Speed Wind Speed Wind Speed G5 Miles Per Hour  January 4, 2020  \$ 2020 Wind Cause Wind Speed G5 Miles Per Hour  January 1, 2020  \$ 2020 Wind Cause Wind Speed G5 Miles Per Hour  | April 7, 2024     | → 2024 Wind |                      |      |
| March 31, 2023   | April 6, 2024     | → 2024 Wind |                      |      |
| December 30, 2021  Marshall Fire  Cause Wildfire Destroyed  Descripted  December 30, 2021  Wind Speed W | January 10, 2024  | → 2024 Wind |                      |      |
| December 30, 2021  December 15,  | March 31, 2023    | → 2023 Wind |                      |      |
| December 15, 2021  Dune 6, 2020  Dune  | December 30, 2021 |             |                      |      |
| June 6, 2020№ 2020 WindCause Wind Speed Wind 65 Miles Per HourJanuary 4, 2020№ 2020 WindCause Wind Speed 65 Miles Per HourJanuary 1, 2020№ 2020 Wind Wind 65 Miles Per Hour  | December 30, 2021 | → 2021 Wind |                      |      |
| January 1, 2020  → 2020 Wind Cause Wind Speed Wind Spe  | December 15, 2021 | ⊰ 2021 Wind |                      |      |
| January 1, 2020    2020 Wind    Cause   Wind Speed   Wind | June 6, 2020      | ⇒ 2020 Wind |                      |      |
| Wind 65 Miles Per Hour   | January 4, 2020   | ⇒ 2020 Wind |                      |      |
| July 5 2010 O 2010 Hail Cause Damage Severity Boof Totaled Brobability Hail Size   | January 1, 2020   | → 2020 Wind |                      |      |
| Hail Moderately Affected 55% 1.75 Inches   | July 5, 2019      |             | Cause<br><b>Hail</b> |      |
| June 18, 2018    2018 Hail   Cause Damage Severity Roof Totaled Probability Hail Size Hail Severely Affected 90% 3 Inches  | June 18, 2018     |             |                      |      |
| June 18, 2015  | June 18, 2015     |             |                      |      |
| July 7, 2014   | July 7, 2014      |             |                      |      |



















# Property Updates & Repairs Many major modifications can be detected by permit history.



Last Known Modifications
Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

Roof

**Over 5 Years Ago** 

October 19, 2019

**None Reported** 

Plumbing

**None Reported** 

Mechanical Systems

Over 1 Year Ago

December 11, 2023

**Building Improvement** 

Over 1 Year Ago

December 13, 2023

Outdoor & Landscaping

Over 1 Year Ago

November 13, 2023

| Date ~            | Туре   | Company   | Description   |
|-------------------|--------|---|---|
| December 13, 2023 | Permit | Zeroload<br>Louisville, CO 80027                    | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |        |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 13, 2023 | Permit | Colorado Native Plumbing Lakewood, CO 80401         | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |        |   | Permit #         Permit ID         Issued         Expired         Status         Valuation           Res-2928-2022         -         Dec 13, 2023         -         Final         \$1,150,000   |
| December 13, 2023 | Permit | Mountain View Endeavors, Inc<br>Strasburg, CO 80136 | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |        |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 13, 2023 | Permit | Avalon Industries Inc Denver, CO 80235              | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |        |   | Permit #         Permit ID         Issued         Expired         Status         Valuation           Res-2928-2022         -         Dec 13, 2023         -         Final         \$1,150,000   |
| December 13, 2023 | Permit | DNI Heating AC & Refrigeration Loveland, CO 80537   | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |        |   | Permit# Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000  |
| December 11, 2023 | Permit | N/A   | Gas Line/Gas Meter Permit Issued (Mechanical Systems) Installation of a gas line from existing 1/2 gas stub at house to fire pit.   |
|                   |        |   | Permit # Permit ID Issued Expired Status Valuation Mep-4939-2023 - Dec 11, 2023 - Final \$1,055   |
| November 13, 2023 | Permit | Rocky Mountain Lawn and Landscape Parker, CO 80134  | Fence Permit Issued (Outdoor Landscaping) Six cedar privacy fence   |
|                   |        |   | Permit# Permit ID Issued Expired Status Valuation Misc-9956-2023 - Nov 13, 2023 - Expired \$11,500  |
| October 19, 2019  | Permit | I Roof & Restoration<br>Louisville, CO 80027        | Re-Roof Permit Issued (Roof) Re-roof  |
|                   |        |   | Permit# Permit ID Issued Expired Status Valuation Misc-4900-2018 - Oct 19, 2019 - Final \$12,000  |
| January 11, 2018  | Permit | Over-All Electric LLC Englewood, CO 80110           | Air Conditioning Furnace/Boiler Water Heater Permit Issued (Mechanical Systems) Replace furnace and air conditioning units. Rehook electrical to existing with new fgi outlet.  |
|                   |        |   | Permit # Permit ID Issued Expired Status Valuation Mep-0601-2017 - Jan 11. 2018 - Final \$9.900   |

| Date v  | Туре | Company   | Description               |           |                        |           |                 |                      |
|---|------|---|---------------------------|-----------|------------------------|-----------|-----------------|----------------------|
| January 11, 2018  Permit  Lakeside Heating & Air Conditioning Inc  Arvada, CO 80002 |      | Air Conditioning I<br>Replace furnace a<br>with new fgi outle | and air condi             |           |                        |           | -               |                      |
|   |      |   | Permit #<br>Mep-0601-2017 | Permit ID | Issued<br>Jan 11, 2018 | Expired - | Status<br>Final | Valuation<br>\$9,900 |



No homeowner service records reported for this property

Property maintenance varies by owner and not all services are reported to us. Be sure to confirm

all recent maintenance with the seller before purchase.

# Property Inspections History of health, safety and major defect inspections found at this property



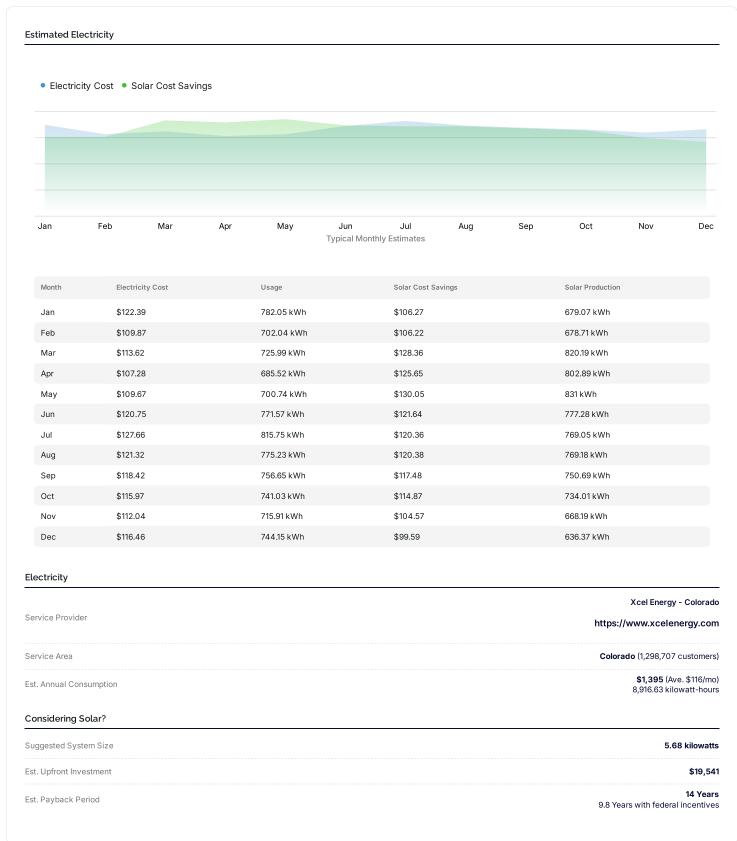
No prior inspections reported for this property

A home inspection is a critical part of home buying process. If you've yet to do so, request a copy of the latest inspection.

## **Upkeep & Property Ownership**

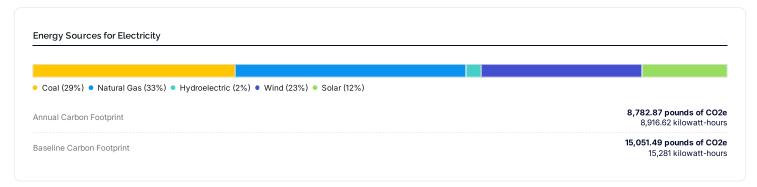
What to expect when owning this property







Carbon Footprint
Climate impact of this property based on the building characteristics, climate characteristics and the fuel mix of the area's electricity generation



## **Risk Assessment**

A deep dive on possible property hazards, severe weather and other contaminants.

Risks At A Glance
How susceptible this property is to environmental and climate-related damage





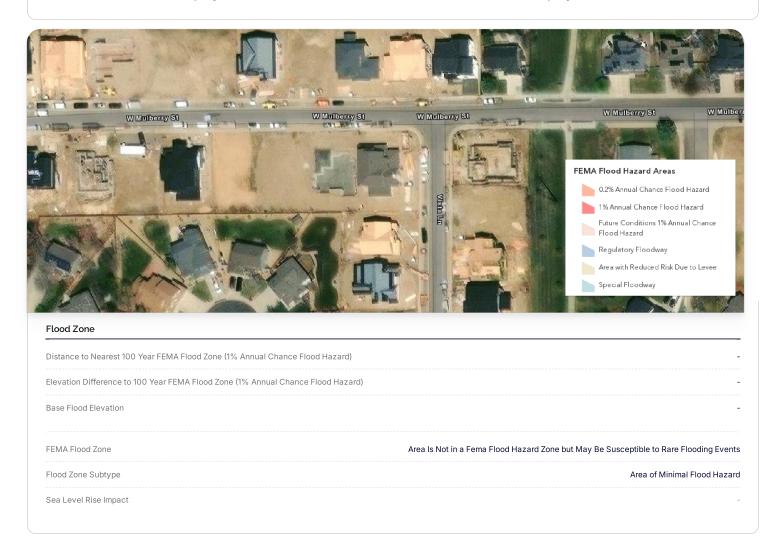




In FEMA 100yr Digital Flood Zone ③



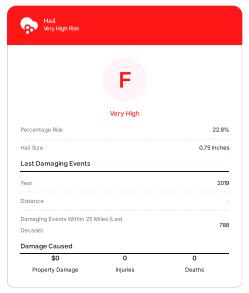
In FEMA 500yr Digital Flood Zone (i)



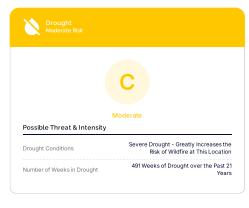


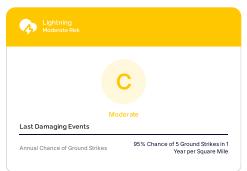
## **Extreme Weather & Disasters**

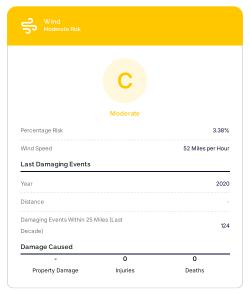
An in-depth look at the potential risk of natural disasters and weather damage at this property

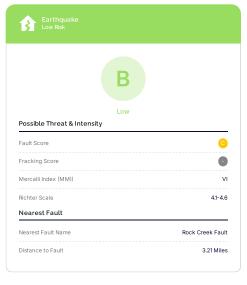


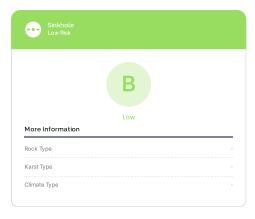


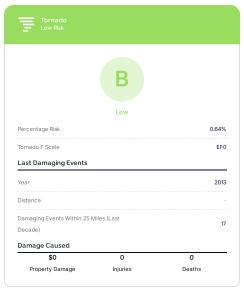




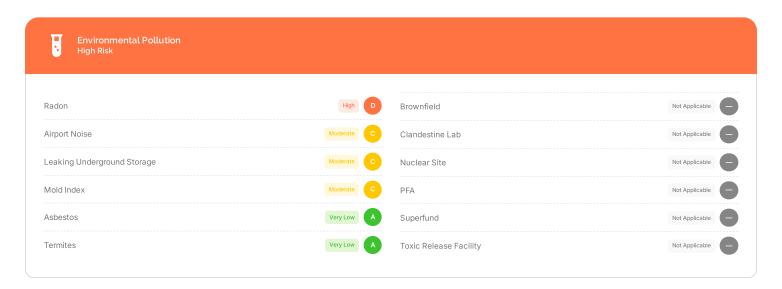












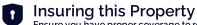
### Closest Known Contaminant Sites

| ame  |                                |
|--|--------------------------------|
|  |                                |
| Distance   |                                |
| ors  |                                |
| Release Facilities   |                                |
| ame  |                                |
|  |                                |
| icals  |                                |
| n Carcinogen   |                                |
| ing Underground Storage Facilities on 191 S Mccaslin Blvd, Lou                                     | uisville, Co, 800:             |
|  |                                |
| on 191 S Mccaslin Blvd, Lou  |                                |
| on 191 S Mccaslin Blvd, Lou  |                                |
| on 191 S Mccaslin Blvd, Lou<br>ace   | 2,219 Fe                       |
| on 191 S Mccaslin Blvd, Lou<br>ace<br>anks in .25 miles  | 2,219 Fe                       |
| on 191 S Mccaslin Blvd, Lou<br>anks in .25 miles<br>anks in .5 miles                               | 2,219 Fe                       |
| on 191 S Mccaslin Blvd, Lou nice anks in .25 miles anks in .5 miles anks in 1 mile                 | 2,219 Fe                       |
| on 191 S Mccaslin Blvd, Lou nce anks in .25 miles anks in .5 miles anks in 1 mile arfund Sites ame | 2,219 Fe                       |
| on 191 S Mccaslin Blvd, Lou<br>anks in .25 miles<br>anks in .5 miles                               | uisville, Co, 8002<br>2,219 Fe |

| Registry #                   | -   |
|------------------------------|---|
| Former Clandestine Drug Labs |   |
| Location                     | 1091 Sir Galahad Drive, Lafayette, Co 80026 |
| Drive Distance               | 4.23 Miles                                  |
| Date                         | September 6, 2006                           |

## **Insurability & Claims**

A breakdown of estimates and coverage needed to protect this property



Ensure you have proper coverage to replace the existing structure in the event of damage

\$2,753 - \$7,434

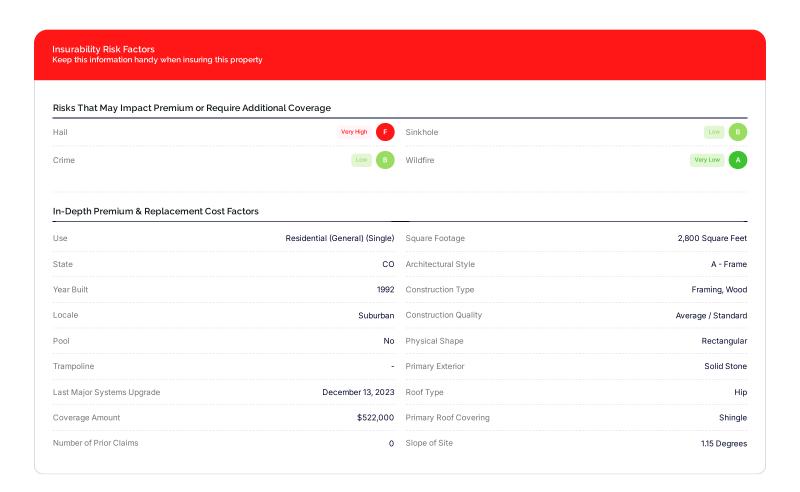
\$2,753
Est. Annual Insurance Premium

\$522,000

Total Replacement Cost

\$186

Replacement Cost Per Sq Ft



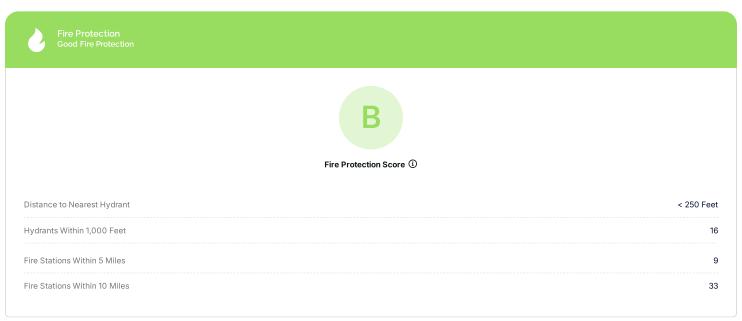
Insurance & Warranty Claims o

No claims reported for this property
Prior insurance and home warranty claims may indicate risk or damage at this property. Not all
claims are reported to PropertyLens.

**Neighborhood**Location, location, location. Here's how this neighborhood stacks up







## Proximity to Emergency Response **Police Stations** Closest Police Station Louisville Police Department Drive Distance 0.35 Miles Police Stations Within 5 Miles 3 Hospitals Closest Hospital Centura Health - Avista Adventist Hospital, 100 Health Park Dr Drive Distance 1.41 Miles Туре General Acute Care Helipad

Hospitals Within 10 Miles

Fire Stations

Closest Fire Station

Drive Distance

1.04 Miles (4 Min)

Type

Blended

## Urgent Care

Response Area

Drive Distance

Туре

Second Closest Fire Station

| Closest Urgent Care Facility | Community Medical Center - Urgent Care, 1000 West South Boulder Road     |
|------------------------------|--|
| Drive Distance               | 3.04 Miles   |
| Туре                         | Urgent Medical Care Centers and Clinics (Except Hospitals), Freestanding |

Louisville Fire Protection District

Louisville Fire Department

2.6 Miles (7 Min)

Blended

# Property Timeline Look back in time with a chronological history of this property

# **Detailed History**Filter, sort or search all property records

| Date v           | Time              | Commoniu | Description  |
|------------------|-------------------|----------|--|
| July 25, 2024    | Roof Condition    | N/A      | Roof Condition Imagery Reported  |
| May 23, 2024     | Damage Assessment | N/A      | Potentially Damaging Wind Event  Cause Wind Speed Wind 65 Miles Per Hour |
| May 6, 2024      | Damage Assessment | N/A      | Potentially Damaging Wind Event  Cause Wind Speed Wind 75 Miles Per Hour |
| April 12, 2024   | Roof Condition    | N/A      | Roof Condition Imagery Reported  |
| April 7, 2024    | Damage Assessment | N/A      | Potentially Damaging Wind Event  Cause Wind Speed Wind 65 Miles Per Hour |
| April 6, 2024    | Damage Assessment | N/A      | Potentially Damaging Wind Event  Cause Wind Speed Wind 85 Miles Per Hour |
| January 10, 2024 | Damage Assessment | N/A      | Potentially Damaging Wind Event  Cause Wind Speed Wind 65 Miles Per Hour |

| Date V            | Туре           | Company   | Description   |
|-------------------|----------------|---|---|
| December 13, 2023 | Permit         | Zeroload<br>Louisville, CO 80027                    | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |                |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 13, 2023 | Permit         | Colorado Native Plumbing Lakewood, CO 80401         | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |                |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 13, 2023 | Permit         | Mountain View Endeavors, Inc<br>Strasburg, CO 80136 | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |                |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 13, 2023 | Permit         | <b>Avalon Industries Inc</b> Denver, CO 80235       | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |                |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 13, 2023 | Permit         | DNI Heating AC & Refrigeration Loveland, CO 80537   | Marshall Fire - Single Family Detached Permit Issued (Building Improvement) Construction of a new two-story plus basement five bedroom three and a half bathroom single family residence to replace the existing residence lost in the marshall fire. |
|                   |                |   | Permit # Permit ID Issued Expired Status Valuation Res-2928-2022 - Dec 13, 2023 - Final \$1,150,000   |
| December 11, 2023 | Permit         | N/A   | Gas Line/Gas Meter Permit Issued (Mechanical Systems) Installation of a gas line from existing 1/2 gas stub at house to fire pit.   |
|                   |                |   | Permit # Permit ID Issued Expired Status Valuation Mep-4939-2023 - Dec 11, 2023 - Final \$1,055   |
| November 13, 2023 | Permit         | Rocky Mountain Lawn and Landscape Parker, CO 80134  | Fence Permit Issued (Outdoor Landscaping) Six cedar privacy fence   |
|                   |                |   | Permit# Permit ID Issued Expired Status Valuation Misc-9956-2023 - Nov 13, 2023 - Expired \$11,500  |
| July 29, 2023     | Roof Condition | N/A   | Roof Condition Imagery Reported   |

Date v Туре Company Description April 17, 2023 Roof Condition Imagery Reported **Roof Condition** N/A March 31, 2023 N/A Potentially Damaging Wind Event Damage Assessment Cause Wind Speed 75 Miles Per Hour Wind July 2, 2022 N/A Roof Condition Imagery Reported **Roof Condition** January 2, 2022 Roof Condition N/A Roof Damage Imagery Reported December 30, 2021 N/A Marshall Fire Caused Property Damage (Wildfire) Damage Assessment Damage Severity Cause Destroyed Wildfire December 30, 2021 N/A Potentially Damaging Wind Event Damage Assessment Cause Wind Speed 85 Miles Per Hour Wind December 15, 2021 N/A Potentially Damaging Wind Event Damage Assessment Cause Wind Speed Wind 75 Miles Per Hour June 9, 2021 N/A Roof Condition Imagery Reported **Roof Condition** 

Date v Type Company Description



June 8, 2020

**Roof Condition** 

N/A

Roof Condition Imagery Reported



June 6, 2020

Damage Assessment

N/A

Potentially Damaging Wind Event

Cause \

Wind Speed 65 Miles Per Hour

January 4, 2020

Damage Assessment

N/A

Potentially Damaging Wind Event

Cause **Wind**  Wind Speed 65 Miles Per Hour

January 1, 2020

Damage Assessment

N/A

Potentially Damaging Wind Event

Cause Wind Wind Speed 65 Miles Per Hour

October 19, 2019

Permit

I Roof & Restoration

Louisville, CO 80027

Re-Roof Permit Issued (Roof)

Re-roof

Permit # Misc-4900-2018 Permit ID

Issued Oct 19, 2019 Expired

Status Valuation Final \$12,000

July 5, 2019

Damage Assessment

N/A

2019 Hail Caused Property Damage (Hail)

Cause **Hail**  Damage Severity
Moderately Affected

Roof Totaled Probability 55%

Hail Size 1.75 Inches

April 9, 2019

Roof Condition

N/A

Roof Condition Imagery Reported



June 18, 2018

Damage Assessment

N/A

2018 Hail Caused Property Damage (Hail)

| 5.               | -                 |  |  |
|------------------|-------------------|--|--|
| Date V           | Туре              | Company  | Description  Hail Severely Affected 90% 3 Inches   |
|                  |                   |  | Trail Severely Affected 50 % Silicites   |
| January 11, 2018 | Permit            | Over-All Electric LLC Englewood, CO 80110                | Air Conditioning Furnace/Boiler Water Heater Permit Issued (Mechanical Systems) Replace furnace and air conditioning units. Rehook electrical to existing with new fgi outlet. |
|                  |                   |  | Permit # Permit ID Issued Expired Status Valuation Mep-0601-2017 - Jan 11, 2018 - Final \$9,900  |
| January 11, 2018 | Permit            | Lakeside Heating & Air Conditioning Inc Arvada, CO 80002 | Air Conditioning Furnace/Boiler Water Heater Permit Issued (Mechanical Systems) Replace furnace and air conditioning units. Rehook electrical to existing with new fgi outlet. |
|                  |                   |  | Permit # Permit ID Issued Expired Status Valuation Mep-0601-2017 - Jan 11, 2018 - Final \$9,900  |
| August 25, 2017  | Roof Condition    | N/A  | Roof Condition Imagery Reported  |
| June 7, 2016     | Transaction       | Land Title Guarantee Insuran                             | Property Transaction Reported (Deed)   |
|                  |                   |  | Buyer Type<br>Individual   |
| June 7, 2016     | Transaction       | N/A  | Property Transaction Reported (Sold)   |
|                  |                   |  | Sale Price Per Sq. Ft<br>\$665,000 \$238 / Sq. Ft  |
| April 22, 2016   | Transaction       | N/A  | Property Transaction Reported (Listing)  |
|                  |                   |  | Listing Price<br>\$850,000   |
| June 18, 2015    | Damage Assessment | N/A  | 2015 Hail Caused Property Damage (Hail)  |
|                  |                   |  | Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1.25 Inches   |
| July 7, 2014     | Damage Assessment | N/A  | 2014 Hail Caused Property Damage (Hail)  |
|                  |                   |  | Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches   |
| April 28, 2006   | Transaction       | Security Title   | Property Transaction Reported (Deed)   |
|                  |                   |  | Buyer Type<br>Individual   |
| July 6, 2000     | Transaction       | N/A  | Property Transaction Reported (Deed)   |

| Date 🗸           | Туре        | Company                      | Description                          |
|------------------|-------------|------------------------------|--------------------------------------|
|                  |             |                              | Husband And Wife                     |
|                  |             |                              |                                      |
| July 11, 1997    | Transaction | First American Heritage Titl | Property Transaction Reported (Deed) |
|                  |             |                              |                                      |
|                  |             |                              | Buyer Type<br>Husband And Wife       |
|                  |             |                              |                                      |
| October 12, 1994 | Transaction | Commonwealth Land Title Ins  | Property Transaction Reported (Deed) |
|                  |             |                              | Buyer Type                           |
|                  |             |                              | Not Reported                         |
|                  |             |                              |                                      |
| April 29, 1994   | Transaction | Stewart Title                | Property Transaction Reported (Deed) |
|                  |             |                              |                                      |
|                  |             |                              | Buyer Type<br>Not Reported           |
|                  |             |                              |                                      |
| April 22, 1994   | Transaction | N/A                          | Property Transaction Reported (Deed) |
|                  |             |                              | Buyer Type                           |
|                  |             |                              | Not Reported                         |
|                  |             |                              |                                      |
| June 16, 1993    | Transaction | N/A                          | Property Transaction Reported (Deed) |
|                  |             |                              | Buyer Type                           |
|                  |             |                              | Not Reported                         |
|                  |             |                              |                                      |

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 11/18/2024 at 06:36:37 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase.

Report Date: 11/18/2024 Report ID: 09bb044f-40c6-4d0e-b8e6-a625c0e868e9 Address: 802 West Mulberry Street, Louisville, CO 80027 APN: 1575-18-2-40-018