

Report Date: 1/13/2025

- Property: 37 Wagner Circle, Boulder CO 80304
- Type: Single Family Residential
 APN: 1461-14-0-10-006

37 Wagner Circle, Boulder CO 80304

Single Family Residential



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

- 47 damaging events affected this property. The events include: wind (42), hail (5). The risk level for these events are wind: low risk, hail: high risk., 5 hail events occurred between July 13, 2011 and July 28, 2023 and the hail ranged in diameter from 1 to 1.25 inches., 42 wind events ranging from 65 miles per hour to 95 miles per hour have been experienced by this property between January 1, 2020 January 11, 2025.
 - 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?
- The roof of this property appears to be in great condition. The roof is made of shingles and at an estimated 13 years old it has 9 years left of its' 22 year lifespan. The estimated cost to replace this roof is between \$18,481.00 and \$25,134.00. One additional roof on the property is in great condition. Verify to ensure confidence., The roof on this property is at risk due to exposure to the following: high hail risk, high wildfire risk
 - 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.
 - 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.
- This property has a high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans., 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., This property has a high risk of experiencing frozen pipes., This property has a high risk of experiencing a damaging hail event and has experienced at least 5 hail events in the past., This property is in a High risk area for wildfires., We did not detect any fire hydrants within 1,000 feet of this property.
 - · Has the property been tested for radon? If not, ask your home inspector for a radon test.
 - · 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?
 - 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?
 - 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?
 - Has this property ever been damaged by a wildfire? When did it happen? How extensive was the property damage?
 - Does the local community have a wildfire evacuation and prevention plan?
 - Are there any specific fire prevention features like fire-resistant landscaping or sprinkler systems?
 - · Has this property ever been red-tagged by the fire department?
 - The absence of fire hydrants near the property may reduce suppression capabilities in the event of a fire.

- This property is 41 years old. The condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials

heater is 8 to 12 years., Given the age of the property, check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years., This property has a partially finished basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure., This property has at least one fireplace. Fireplaces are generally associated with increased fire risk., We did not detect solar panels on the roof of this property.

- When was the last time the sewer pipes were inspected for damage or root intrusion? Has the sewer line been replaced or lined?
- When was the water heater last replaced? When was the last time the water heater was serviced or inspected?
- What is the furnace install date and what kind of furnace was installed?
- When was the furnace last serviced or inspected? Which company services the furnace?
- Have there been any foundation issues in the basement? Are any cracks visible?
- What is the condition of the fireplace(s)? If the home has one or more chimneys, when were they last cleaned and inspected?
- If you're interested in taking advantage of solar power for this property, the estimated costs excluding federal, state, and local incentives is \$21,719.77 with a likely payback period of 10.15 years. Consult with a solar contractor for a more accurate quote.



What to Check...

- ⁽² 47 damaging events affected this property. The events include: wind (42), hail (5). The risk level for these events are wind: low risk, hail: high risk., 5 hail events occurred between July 13, 2011 and July 28, 2023 and the hail ranged in diameter from 1 to 1.25 inches., 42 wind events ranging from 65 miles per hour to 95 miles per hour have been experienced by this property between January 1, 2020 January 11, 2025.
 - Check for torn or missing shingles, siding, or gutters.
 - Check exterior appliances and outbuildings for damage.
- The roof of this property appears to be in great condition. The roof is made of shingles and at an estimated 13 years old it has 9 years left of its' 22 year lifespan. The estimated cost to replace this roof is between \$18,481.00 and \$25,134.00. One additional roof on the property is in great condition. Verify to ensure confidence., The roof on this property is at risk due to exposure to the following: high hail risk, high wildfire risk
 - · 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 high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans. 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. This property has a high risk of experiencing frozen pipes. This property has a high risk of experiencing a damaging hail event and has experienced at least 5 hail events in the past. This property is in a High risk area for wildfires. We did not detect any fire hydrants within 1,000 feet of this property.
 - Consider performing a radon test.
 - Check for the presence of radon risk mitigation solutions.
 - · 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.
 - Check for water damage from any previous frozen pipe incidents.
 - · Note the presence of pipe insulation, especially around the foundation.
 - Check for hail damage to roof shingles and siding.
 - · Note the presence of impact-resistant roof shingles.
 - Note the presence of unenclosed roof eaves, coarse mesh vent screens, wood structures attached the property, vegetation next to the property, and condition of gutters.
 - Note the presence of any wildfire mitigation work (defensible space creation, multi-pane windows, ignition-resistant siding).
- This property is 41 years old., The condition of the sewer line is unreported. The average lifespan of a sewer line depending on materials used - is 40 to 60 years., Given the age of the property, check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years., Given the age of the property, check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years., This property has a partially finished basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure., This property has at least one fireplace. Fireplaces are generally associated with increased fire risk., We did not detect solar panels on the roof of this property.
 - Scope sewer line and note the presence of any root intrusion or damage.
 - · Check for cracks in the foundation, especially those which indicate structural issues.
 - Check for cresote buildup.
 - · Check for proper ventilation.
 - Check that the flue and damper are in working order.



What to Know Ahead of Time...

C This property has a high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans., 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., This property has a high risk of experiencing frozen pipes., This property has a high risk of experiencing a damaging hail event and has experienced at least 5 hail events in the past., This property is in a High risk area for wildfires., We did not detect any fire hydrants within 1,000 feet of this property.

Hail exposure may result in increased premiums due to the increased risk of damage to the exterior of the property. This property may require special wildfire coverage. Ask your insurance agent for coverage options. The absence of fire hydrants near the property may impact your insurance rates. Consult with your insurance agent for coverage options.

C This property is 41 years old., The condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials used - is 40 to 60 years., Given the age of the property, check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years., Given the age of the property, check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years., This property has a partially finished basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure., This property has a tleast one fireplace. Fireplaces are generally associated with increased fire risk., We did not detect solar panels on the roof of this property.

Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property. The presence of a fireplace or wood-burning stoves may result in increased premiums.

C This property has an estimated replacement cost of \$892,000.00, We show 0 construction permits for this property in the last 5 years. Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully

covered!

Property Overview Detailed facts, features and information for this property

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

37 Wagner Circle, Bou Single Family Residential					
🖨 Year Built	1984 (41 Years)	🛱 Bedrooms	4	E Status	Coming Soon
Size	2,957 Square Feet	🛱 Bathrooms	4 + 2 Partial	Structures	2
🕸 Lot Size	1.3 Acres	🛕 Garage	Attached Garage	🕒 Basement	Yes
∄ Stories	2 Story	Parking Spaces	_	合 Attic	No

Interior

Levels	2 Story
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Fireplace	2
Fireplace Type	Electric, Living Room

Location & Special Features

View	-
Waterfront	Not Available
Water Access	Not Available
Distance to Coast	> 100 Miles
Playground	No
Sport Features	No

Exterior

Garage & Parking	Attached Garage - Null Parking Space(s)
Perimeter Fence	Yes
Deck	-
Pool	No

Systems

Heating	Baseboard, Radiant, Hot Water
Cooling	0
Water	Well
Sewer	-
Solar	No
Ventilation	-

Roof

Roof Features	Composite
Roof Footprint	2,103.34 Square Feet
Shape	Gable
Material	Shingle
Pitch	-
Height	-
Chimney	1
Satellite	0

Construction

Primary Exterior Material	Wood Siding, Stone
Basement	Yes
Architectural Style	A - Frame
Construction Quality	Above Average / Upgraded
Construction Type	Framing, Wood
Physical Shape	Rectangular
Slope of Site	11.53 Degrees

Skylight

Parcel	Information	
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APN	1461-14-0-10-006
Latitude	40.05651
Longitude	-105.315635
Property Elevation	6,306.2 Feet

District

Municipality	-
Suburban	Small Unincorporated Settlements that Are Are Locally Recognized and Identified by Name
County	Boulder
School District	Boulder Valley School District Re-2
USDA Plant Hardiness Zone	6



Most Recent Listing Details

Property listing information from January 16, 2025

\$2,250,000 Listing Price (Jan 16, 2025) \$97,988 Assessed Value \$76,320 Structure Value \$21,668 Land Value

\$2,025,000 - \$2,475,000

\$2,250,000

Market Value

Listing Details	
Status	Coming Soon
Last Date Sold	December 5, 2014
Sale Price	-
List Price	\$2,250,000
Days on Market	-3
Price/Sq. Ft.	-
HOA Dues	\$0

Description

Welcome to 37 Wagner Circle, Boulder, CO, where meticulous attention to detail defines this beautifully remodeled home, set against a serene woodland backdrop. Spanning 5,195 square feet, this residence offers an elegant and luxurious living experience. The main level showcases exquisite oak floors that seamlessly guide you through the open and airy living spaces. The spa-like bathrooms provide a sanctuary of relaxation, featuring high-end finishes and thoughtful design elements that elevate everyday routines into moments of indulgence. At the heart of the home lies a chef's kitchen, a culinary masterpiece designed for both functionality and style. Equipped with top-of-the-line appliances including a cooktop, dishwasher, microwave, and refrigerator, this kitchen is a haven for culinary creativity. Large windows frame breathtaking views, ensuring that every meal is accompanied by the beauty of the surrounding landscape. The home also features a unique lock-off suite with a separate entry, perfect for rental opportunities or accommodating guests. The versatile sunroom, currently an indoor pool, offers endless possibilities as a home office, gym, or game room.With private outdoor spaces, including a balcony, deck, and patio, you can enjoy stunning mountain views. This home combines elegance and convenience, offering amenities such as internet, cable, electricity, and gas included, along with two laundry rooms for your convenience. Experience the refined lifestyle of 37 Wagner Circle, where every detail has been thoughtfully crafted for your ultimate comfort and enjoyment.

Ownership Transaction History & Ownership Details

Transaction History

Date	Туре	Description
Oct 3, 2005	🔁 Deed	Buyer Type Individual
Oct 19, 2005	🔁 Deed	Buyer Type Individual
Jun 7, 2012	庐 Listing	List Price \$579,000
Jul 30, 2012	🔁 Deed	Buyer Type Individual
Aug 11, 2014	宿 Listing	List Price \$640,000
Dec 5, 2014	⊖ Deed	Buyer Type Individual
Dec 5, 2014	<mark>阼</mark> Sold	Sales Price -
Oct 17, 2022	C Deed	Buyer Type Individual
May 8, 2024	阳 Listing	List Price \$2,465,000
May 8, 2024	声 Listing	List Price \$2,199,999
Jan 10, 2025	声 Listing	List Price \$2,250,000
Jan 10, 2025	声 Listing	List Price \$2,250,000
Jan 16, 2025	置 Listing	List Price \$2,250,000



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

Historical Property Assessments

Total Property Value
 Land Value
 Improvement Value
 Property Taxes



Year	Total Property Value	Land Value	Improvement Value	Property Taxes
2015	\$51,756	\$19,820	\$31,936	\$4,579
2016	\$51,756	\$19,820	\$31,936	\$4,819
2017	\$63,243	\$17,592	\$45,651	\$5,162.48
2018	\$57,204	\$15,912	\$41,292	\$5,323.4
2019	\$56,256	\$23,738	\$32,518	\$5,129.26
2020	\$56,256	\$23,738	\$32,518	\$5,209.08
2021	\$74,960	\$17,939	\$57,021	\$6,748.34
2022	\$72,864	\$17,438	\$55,426	\$7,090.98
2023	\$97,988	\$21,668	\$76,320	\$8,403.62





































































Roof Condition

Current and historical look at what shape the roof is in



Replaced: 2012

13 Years Probable Roof Age Avg. Roof Lifespan (CO): 22 years **9 Years** Est. Remaining Roof Life

Shingle Primary Roof Material \$11,828 - \$25,135

\$25,135 Est. Roof Replacement Cost



Primary Building Roof Condition: Great





Roof Features

Roof Potential Issues

Tree Overhang

Missing Shingles

Ponding

Debris

Staining

Algae Staining

Vent Staining

Tarp

Stories	2 Story
Roof Area	2,103.34 Sq. Ft
Roof Material	Shingle
Roof Shape	Gable
Roof Pitch	-
Solar	No
Chimney(s)	1
Roof Vent(s)	1
Satellite(s)	0





Tree Overhang	2%
Missing Shingles	-
Ponding	0%
Debris	0%
Staining	0%
Algae Staining	0%
Vent Staining	0%
Tarp	-

Stories	2 Story
Roof Area	812.12 Sq. Ft
Roof Material	Shingle
Roof Shape	Gable
Roof Pitch	-
Solar	Yes
Chimney(s)	-
Roof Vent(s)	0
Satellite(s)	-
Skylight(s)	0

S	kν	lia	ht	(s)	

PropertyLens® 37 Wagner Circle, Boulder, CO, 80304

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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

Date	Event Name	Descript	ion		
January 11, 2025	⊰ 2025 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 18, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 15, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
May 23, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
May 6, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 85 Miles Per Hour		
April 7, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 95 Miles Per Hour		
April 6, 2024	⊰シ 2024 Wind	Cause Wind	Wind Speed 95 Miles Per Hour		
February 25, 2024	⊰シ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
February 24, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
January 18, 2024	3) 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
January 17, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
January 16, 2024	⊰ 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
January 10, 2024	⊰> 2024 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 10, 2023	⊰シ 2023 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
December 7, 2023	⊰シ 2023 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 2, 2023	⊰シ 2023 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
October 12, 2023	3 2023 Wind 3 2023 Wind 4 2023 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
July 28, 2023	💮 2023 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 30%	Hail Size 1.25 Inches

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Date	Event Name	Descript	ion		
March 31, 2023	n 2023 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
February 26, 2023	🔊 2023 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
February 20, 2023	n 2023 Wind	Cause Wind	Wind Speed 85 Miles Per Hour		
December 8, 2022	⊰ 2022 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 4, 2022	ng 2022 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 1, 2022	n 2022 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
November 5, 2022	n 2022 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
April 23, 2022	n 2022 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
April 22, 2022	n 2022 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
April 4, 2022	n 2022 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
February 10, 2022	n 2022 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 30, 2021	n 2021 Wind	Cause Wind	Wind Speed 95 Miles Per Hour		
December 15, 2021	n 2021 Wind	Cause Wind	Wind Speed 85 Miles Per Hour		
December 5, 2021	n 2021 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
November 14, 2021	n 2021 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
November 13, 2021	n 2021 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
June 25, 2021		Cause Hail	Damage Severity Affected	Roof Totaled Probability 25%	Hail Size 1 Inches
February 22, 2021	n 2021 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
February 19, 2021	n 2021 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
January 13, 2021	n 2021 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
December 20, 2020	n 2020 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
November 15, 2020	n 2020 Wind	Cause Wind	Wind Speed 65 Miles Per Hour		
November 13, 2020	⊰ 2020 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		

Date	Event Name	Descriptio	on		
June 6, 2020	⊰ 2020 Wind ج	Cause Wind	Wind Speed 65 Miles Per Hour		
January 6, 2020	n 2020 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
January 1, 2020	n 2020 Wind	Cause Wind	Wind Speed 75 Miles Per Hour		
June 19, 2018	💭 2018 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 20%	Hail Size 1.25 Inches
July 19, 2016	💭 2016 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches
July 13, 2011	💭 2011 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 20%	Hail Size 1 Inches













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

Almost 13 Years Ago

June 1, 2012

Electrical

Over 13 Years Ago November 15, 2011

Plumbing **None Reported** Mechanical Systems **None Reported**

Building Improvement

None Reported

Outdoor & Landscaping **None Reported**



Permit Requirements & History History of major renovations, repairs and remodels

Date 🗸	Туре	Company	Description
September 19, 2013	Permit	N/A	Others Permit Issued (Other) Heard five feet of water in basement told from neighbor no entry habitable water damage
			Permit # Permit ID Issued Expired Status FId-13-0045 89343 Sep 19, 2013 - Habitable (Yellow Placard) Valuation \$0
June 1, 2012	Permit	N/A	Reroofing Permit Issued (Roof) Re-roof tear off remove shake replace with laminated shingles
			Permit # Permit ID Issued Expired Status Valuation Bp-12-0759 - Jun 1, 2012 - Complete \$6,000
November 15, 2011	Permit	N/A	Electrical Permit Issued (Electrical) Take out outlet for range to main truck
			Permit # Permit ID Issued Expired Status Valuation Bp-11-1607 - Nov 15, 2011 - Complete \$100



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

Inspection History Professional evaluations of a property's entire physical structure, from the foundation to rooftop

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

Estimated Utility Costs Expected utility costs for average usage 7

Estimated Electricity

Jan	Feb Mar	Apr	Мау	Jun Jul	Aug	Sep	Oct	Nov	D
		·	,	Typical Monthly Estimates	Ū	·			
Month	Electricity Cost		Usage	Solar Cost Sa	vings		Solar Production		
Jan	\$124.75		806.41 kWh	\$111.81			722.77 kWh		
Feb	\$115.5		746.62 kWh	\$113.54			733.95 kWh		
Mar	\$117.17		757.37 kWh	\$142.7			922.45 kWh		
Apr	\$111.86		723.09 kWh	\$132.87			858.9 kWh		
May	\$116.63		753.88 kWh	\$136.09			879.73 kWh		
Jun	\$134.97		872.48 kWh	\$129.35			836.11 kWh		
Jul	\$138.36		894.38 kWh	\$127.43			823.72 kWh		
Aug	\$135.03		872.83 kWh	\$129.26			835.56 kWh		
Sep	\$131.32		848.85 kWh	\$128.23			828.91 kWh		
Oct	\$131.29		848.65 kWh	\$125.37			810.39 kWh		
Nov	\$116.17		750.95 kWh	\$114.38			739.37 kWh		
Dec	\$124.3		803.51 kWh	\$106.3			687.14 kWh		
tricity								Xcel Energy	- Colo
vice Provic	der						https:	//www.xceler	
/ice Area							Color	ado (1,298,707	custon
Annual Co	onsumption							\$1,497 (Ave 9,679.02 kild	e. \$125, watt-h
nsidering	Solar?								
gested Sys	stem Size							6.3	31 kilow
Upfront Inv	vestment								\$21
									14.51 Ye



Energy Sources for Electricity	
● Coal (29%) ● Natural Gas (23%) ● Hydroelectric (2%) ● Wind (34%) ● Solar (12%)	
Annual Carbon Footprint	8,554.31 pounds of CO2e 9,679.01 kilowatt-hours
Baseline Carbon Footprint	12,694.44 pounds of CO2e 14,363 kilowatt-hours

Risk Assessment

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

\bigcirc

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

Vinter Risk	Very High	F Earthquake	Low B
lail	High	D Sinkhole	Low
ollution	High	D Volcano	Low
Vildfire	High	D Wind	Low
rought	Moderate	• Tornado	Very Low A
ightning	Moderate	С	







Extreme Weather & Disasters

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



	D	
	High	
Percentage Risk		14.22%
o o o o o o o o o o o o o o o o o o o		
		0.75 Inches
Hail Size		0.75 Inches
Hail Size Last Damaging Events		
Hail Size Last Damaging Events Year		0.75 lnches 2006
Hail Size Last Damaging Events Year Distance	Ailes (Last	2006 -
Hail Size Last Damaging Events Year Distance Damaging Events Within 25 M	Alles (Last	2006 -
Hail Size Last Damaging Events Year Distance Damaging Events Within 25 M Decade)	Alles (Last	2006 -
Hail Size Last Damaging Events Year Distance Damaging Events Within 25 M Decade) Damage Caused	Añles (Last	

ar Historic Wildfire Perimeter(s) No		
ar Historic Wildfire Perimeter(s) No re Wind Threat Region No		re
	-	No
ation Community Pine Brook Hills	IT OF NEAT HISTORIC WITCHIE PERIMETER(S)	No
d Access Community	In Wildfire Wind Threat Region	







Low Possible Threat & Intensity	
Fracking Score	G
Mercalli Index (MMI)	v
Richter Scale	4.1-4.6
Nearest Fault	
Nearest Fault Name	Valmont Faul
Distance to Fault	6.03 Mile

Sinkhole Low Risk	
В	
Low More Information	
Rock Type	-
Karst Type	-
Climate Type	

В	—
Low	Lava Flow Score
Volcano Score	
Volcano Score Nearest Volcano	
	Dotser
Nearest Volcano	
Name	Dotser
Nearest Volcano	



Earth Disturbance Very Low Risk		Tornado Very Low Risk	
Α	Α		Α
Very Low Mudslide Score	Very Low Mudslide Percentage	Percentage Risk	Very Low
_	D	Tornado F Scale Last Damaging Events	
Landslide Score	High Slope Score	Year Distance	
Land Slope		Damaging Events Within 25	Miles (Last
Slope	D (High)	Decade)	
Rock Type	-	Damage Caused	
		\$0	0
		Property Damage	Injuries

0.23% EF0

2013

7

0 Deaths

	Environmental Pollution
•	High Risk

Radon	High D	Brownfield	Not Applicable
Mold Index	Moderate	Clandestine Lab	Not Applicable
Leaking Underground Storage	Low	Nuclear Site	Not Applicable
Asbestos	Very Low A	PFA	Not Applicable
Termites	Very Low A	Superfund	Not Applicable
Airport Noise	Not Applicable	Toxic Release Facility	Not Applicable

Closest Known Contaminant Sites

Nuclear Sites	
Site Name	
Гуре	-
Drive Distance	
Reactors	
Foxic Release Facilities	
Site Name	-
Туре	-
Chemicals	-
Known Carcinogen	-
Leaking Underground Storage Facilities	
Location	1100 Lee Hill Dr, Boulder, Co, 80302
Distance	5,256 Feet
# of Tanks in .25 miles	-
# of Tanks in .5 miles	-
# of Tanks in 1 mile	3
Superfund Sites	
Site Name	
Location	-
Desistry #	

Registry

Brownfield Sites

Registry #	-
Former Clandestine Drug Labs	
Location	
Drive Distance	-
Date	-

Insurability & Claims A breakdown of estimates and coverage needed to protect this property



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

-
Est. Annual Insurance Premium

\$892,000 Total Replacement Cost \$302 Replacement Cost Per Sq Ft

Insurability Risk Factors Keep this information handy when insuring this property				
Risks That May Impact Premium or Require Additional Coverage				
Hail	High	Crime	Low	
Wildfire	High D	Sinkhole	Low B	
In-Depth Premium & Replacement Cost Fa	ctors			
Use	Single Family Residential	Square Footage	2,957 Square Feet	
State	co	Architectural Style	A - Frame	
Year Built	1984	Construction Type	Framing, Wood	
Locale	Suburban	Construction Quality	Above Average / Upgraded	
Pool	No	Physical Shape	Rectangular	
Trampoline	-	Primary Exterior	Wood Siding, Stone	
Last Major Systems Upgrade	September 19, 2013	Roof Type	Gable	
Coverage Amount	\$892,000	Primary Roof Covering	Shingle	
Number of Prior Claims	0	Slope of Site	11.53 Degrees	



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. Here's how this neighborhood stacks up



Health & Safety General risk assessment for this neighborhood

Crime Risk Scorecard Low Risk					
Burglary	Moderate	0	Forcible Rape	Low	в
Forcible Robbery 	Moderate	c	Larceny Motor Vehicle Theft	Low Very Low	A
Aggravated Assault	Low	В			

Proximity to Registered Sex Offenders



No registered sex offenders reported within 0.25 miles of this property. For additional information, please check the public sex offender registry for your state.

Fire Protection Below Average Fire Protection



Distance to Nearest Hydrant	-
Hydrants Within 1,000 Feet	0
Fire Stations Within 5 Miles	15
Fire Stations Within 10 Miles	34

Proximity to Emergency Response

Police Stations	
Closest Police Station	Boulder County Sheriffs Office
Drive Distance	3.26 Miles
Police Stations Within 5 Miles	5

Closest Hospital	Foothills Hospital, 4747 Arapahoe Ave
Drive Distance	5.03 Miles
Туре	General Acute Care
Helipad	Yes
Hospitals Within 5 Miles	0
Hospitals Within 10 Miles	1

Fire Stations

Urgent Care

Hospitals

Closest Fire Station	Boulder Mountain Fire Protection District
Drive Distance	0.78 Miles (3 Min)
Туре	Blended
Response Area	Boulder Mountain Fire Protection District
Second Closest Fire Station	North Boulder Fire Department Station 5
Drive Distance	4.37 Miles (13 Min)
Туре	Full Time

Closest Urgent Care Facility Boulder Medical Center - Urgent Care Department, 2750 Broadway Street Drive Distance Type Urgent Medical Care Centers and Clinics (Except Hospitals), Freestanding

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

Detailed History Filter, sort or search all property records iii

Date 🗸	Туре	Company	Description
January 16, 2025	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$2,250,000
January 11, 2025	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
January 10, 2025	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$2,250,000
January 10, 2025	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$2,250,000
December 18, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
December 15, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
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 8, 2024	Transaction	N/A	Property Transaction Reported (Listing)

Date ~	Туре	Company	Description
			\$2,465,000
May 8, 2024	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$2,199,999
May 6, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 85 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 95 Miles Per Hour
April 6, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 95 Miles Per Hour
February 25, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
February 24, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
January 18, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
January 17, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
January 16, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour

Date ~	Туре	Company	Description
January 10, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
December 10, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event Cause Wind Speed
December 7, 2023	Damage Assessment	N/A	Wind 75 Miles Per Hour Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
December 2, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
October 12, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
July 29, 2023	Roof Condition	N/A	Roof Condition Imagery Reported
July 28, 2023	Damage Assessment	N/A	2023 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 30% 1.25 Inches
April 17, 2023	Roof Condition	N/A	Roof Condition Imagery Reported
March 31, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
February 26, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event

Date 🗸	Туре	Company	Description
	.,190	_ onpany	Cause Wind Speed Wind 65 Miles Per Hour
February 20, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 85 Miles Per Hour
December 8, 2022	Damage Assessment	N/A	Potentially Damaging Wind Event Cause Wind Speed
			Wind 65 Miles Per Hour
December 4, 2022	Damage Assessment	N/A	Potentially Damaging Wind Event Cause Wind Speed Wind 65 Miles Per Hour
December 1, 2022	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
November 5, 2022	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
October 17, 2022	Transaction	None Available	Property Transaction Reported (Deed)
October 17, 2022	Transaction	None Available	Property Transaction Reported (Deed) Buyer Type Individual
October 17, 2022 July 2, 2022	Transaction Roof Condition	None Available	Buyer Type
			Buyer Type Individual
July 2, 2022	Roof Condition	N/A	Buyer Type Individual
July 2, 2022	Roof Condition	N/A	Buyer Type Individual Rof Condition Imagery Reported Image: State S
July 2, 2022 April 23, 2022	Roof Condition	N/A N/A	Buyer Type Individual Rof Condition Imagery Reported Image: Condition Imagery Reported Image: Condition Image:
July 2, 2022 April 23, 2022	Roof Condition	N/A N/A	Buyer Type Individual Roef Condition Imagery Reported Exact Section 100 Sec

Date 🗸	Туре	Company	Description
February 10, 2022	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
December 30, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 95 Miles Per Hour
December 15, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 85 Miles Per Hour
December 5, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
November 14, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
November 13, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
June 25, 2021	Damage Assessment	N/A	2021 Hail Caused Property Damage (Hail)
			CauseDamage SeverityRoof Totaled ProbabilityHail SizeHailAffected25%1 Inches
June 9, 2021	Roof Condition	N/A	Roof Condition Imagery Reported
February 22, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
February 19, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
January 13, 2021	Damage Assessment	N/A	Potentially Damaging Wind Event

Date ~	Туре	Company	Description
			Cause Wind Speed Wind 65 Miles Per Hour
December 20, 2020	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
November 15, 2020	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
November 13, 2020	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
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 Wind 65 Miles Per Hour
January 6, 2020	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
January 1, 2020	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 75 Miles Per Hour
June 19, 2018	Damage Assessment	N/A	2018 Hail Caused Property Damage (Hail)
			CauseDamage SeverityRoof Totaled ProbabilityHail SizeHailAffected20%1.25 Inches
July 19, 2016	Damage Assessment	N/A	2016 Hail Caused Property Damage (Hail)
			CauseDamage SeverityRoof Totaled ProbabilityHail SizeHailAffected10 %1 Inches
December 5, 2014	Transaction	Land Title Guarantee Company	Property Transaction Reported (Deed)

Buyer Type Individual

Date 🗸	Туре	Company	Description
December 5, 2014	Transaction	N/A	Property Transaction Reported (Sold)
			Sale Price Per Sq. Ft - N/A
August 11, 2014	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$640,000
September 19, 2013	Permit	N/A	Others Permit Issued (Other) Heard five feet of water in basement told from neighbor no entry habitable water damage
			Permit # Permit ID Issued Expired Status FId-13-0045 89343 Sep 19, 2013 - Habitable (Yellow Placard)
			Valuation \$0
July 30, 2012	Transaction	Land Title Guarantee Company	Property Transaction Reported (Deed)
			Buyer Type Individual
June 7, 2012	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$579,000
June 1, 2012	Permit	N/A	Reroofing Permit Issued (Roof) Re-roof tear off remove shake replace with laminated shingles
			Permit # Permit ID Issued Expired Status Valuation Bp-12-0759 - Jun 1, 2012 - Complete \$6,000
November 15, 2011	Permit	N/A	Electrical Permit Issued (Electrical) Take out outlet for range to main truck
			Permit # Permit ID Issued Expired Status Valuation Bp-11-1607 - Nov 15, 2011 - Complete \$100
July 13, 2011	Damage Assessment	N/A	2011 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1 Inches
October 19, 2005	Transaction	None Available	Property Transaction Reported (Deed)
			Buyer Type Individual
October 3, 2005	Transaction	N/A	Property Transaction Reported (Deed)
			Buyer Type Individual

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 01/13/2025 at 09:47:13 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: 01/13/2025 Report ID: 824fa653-be32-470b-9600-2551f9c3d280 Address: 37 Wagner Circle, Boulder, CO 80304 APN: 1461-14-0-10-006