

Single Family Residence **RESIDENTIAL**

# 10761 ROSS ST

WESTMINSTER, CO 80021

**\$446,224** TopHap Estimate · \$486 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**919 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$446K**

\$425K low

\$467K high

Last Sale

**\$90,000 · Oct 28, 1993**

Est. Owner Equity

**\$264,224**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,179 (2024) |
| Assessed Value        | \$28,631       |
| Previous Assessed     | \$28,631       |
| Assessor Market Value | \$482,330      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Jefferson               |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|----------------------|-------|--------------------|------|
| Jan 6, 2026 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wayne Carle Middle School | Middle     | 6–8    | 1.2 mi   |
| Standley Lake High School | High       | 9–12   | 1.4 mi   |
| Lukas Elementary School   | Elementary | KG–5   | 1.8 mi   |

District: Jefferson County School District R-1

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 80021

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>102</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>35,346</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>69%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|