

Single Family Residence **RESIDENTIAL**

# 18 RANGEVIEW PL

WHEAT RIDGE, CO 80215

**\$1,053,986** TopHap Estimate · \$682 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,545 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$320,000 · Dec 22, 2008**

Est. Owner Equity

**\$703,986**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,213 (2025) |
| Assessed Value        | \$52,357       |
| Previous Assessed     | \$53,491       |
| Assessor Market Value | \$837,710      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Jefferson               |
| Lot (acres)   | 0.41                    |
| Construction  | Brick                   |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 318 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Mar 9, 2020  | Quitclaim         | Quit Claim Transfer  |           |        | \$325K |
| Aug 20, 2014 | Quitclaim         | Quit Claim Transfer  |           |        | \$350K |
| Sep 4, 2012  | Financing         | Intrafamily Transfer |           |        | \$262K |
| Dec 11, 2008 | Resale            | Grant Deed           | \$320,000 | \$207  | \$256K |
| Aug 6, 2008  | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Wheat Ridge High School  | High       | 9–12   | 0.7 mi   |
| Everitt Middle School    | Middle     | 6–8    | 0.9 mi   |
| Stober Elementary School | Elementary | KG–5   | 1.1 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 80215

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>19,715</b><br>POPULATION | <b>\$89K</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> |
|-----------|-----------------------|