

Condominium

**RESIDENTIAL**

# 3446 S RACE ST

ENGLEWOOD, CO 80113

**\$851,373** TopHap Estimate · \$301 / ft² · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**2,832 ft²**

LIVING AREA

**2,614 ft²**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$851K**

\$787K low

\$916K high

Last Sale

**\$650,000 · May 5, 2017**

Est. Owner Equity

**\$612,673**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,730 (2025) |
| Assessed Value        | \$65,504       |
| Previous Assessed     | \$64,581       |
| Assessor Market Value | \$1,033,300    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Ranch                            |
| County        | ARAPAHOE                         |
| Lot (acres)   | 0.06                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |
| View          | Neighborhood                     |

Patio · 120 ft²

Porch · 100 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 46<br>FLOOD | 33<br>WILDFIRE | 77<br>HEAT | 25<br>STORM | 75<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Oct 22, 2024 | Financing | Intrafamily Transfer |             |        |        |
| May 3, 2017  | Resale    | Warranty Deed        | \$650,000   | \$230  |        |
| Mar 7, 2011  | Resale    | Grant Deed           | \$389,000   | \$137  |        |
| Nov 13, 2008 | Quitclaim | Quit Claim Transfer  |             |        |        |
| Aug 9, 2001  | Resale    | Grant Deed           | \$315,000   | \$111  |        |
| Feb 27, 2001 | Resale    | Grant Deed           | \$1,595,000 | \$563  | \$157K |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Cherry Hills Village Elementary School | Elementary | KG–5   | 1.1 mi   |
| West Middle School                     | Middle     | 6–8    | 3.0 mi   |
| Cherry Creek High School               | High       | 9–12   | 4.6 mi   |

District: Cherry Creek School District 5

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 80113

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>23,067</b><br>POPULATION | <b>\$112K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>69%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|