



**3713 SUMMIT LANE
EVERGREEN, CO 80439**

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Chicago Title Company

Prepared For:

Keller Williams Integrity

Chris Kienke

Subject Address

3713 Summit Lane

Evergreen, CO 80439

March 10, 2025

Prepared By:

Chicago Title

32065 Castle Court, Suite 200

Evergreen, CO 80439

(303) 670-8523



CHICAGO TITLE OF COLORADO, INC.



Date: 03/10/2025
Property: 3713 SUMMIT LN, EVERGREEN,
CO 80439-8518
APN: 51-032-01-020
County: JEFFERSON

Subject Property Location

Property Address	3713 SUMMIT LN	Report Date: 03/10/2025
City, State & Zip	EVERGREEN, CO 80439-8518	Order ID: R176319630
County	JEFFERSON COUNTY	
Mailing Address	3713 SUMMIT LN, EVERGREEN, CO 80439-8518	
Census Tract	0098.46	
Thomas Bros Pg-Grid		
Property Use	Single Family Residential	
Parcel Number	51-032-01-020	
Latitude	39.648673	
Longitude	-105.328186	

Legal Description Details Lot Number: 227 Block: 5,00E City, Municipality, Township: UNINCORPORATED AREA Subdivision Name: HIWAN HILLS BLK 5 Sec/Twn/Rng/Mer: SEC 03 TWN 05S RNG 71W Brief Description: SECTION 03 TOWNSHIP 05 RANGE 71 QTR NW SUBDIVISIONCD 355800 SUBDIVISIONNAME HIWAN HILLS BLK 5 BLOCK LOT 0227 SIZE: 19986 TRAC

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	HUGGER JOHN C & HUGGER MARGARET A
Vesting	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	3	Year Built	1971	Living Area (SF)	2,171
	Bathrooms/Partial	3	Garage/No. of Cars	Tuck under	Price (\$/SF)	
	Total Rooms		Stories/Floors	2 Stories w/ Basement	Lot Size (SF/AC)	28,575/.66
	Construction Type	Frame	No. of Units	1	Fireplace	2 Fireplaces
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type	Tile	Basement Type/Area	Improved Basement (Finished)	Heat Type	Forced air unit
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$49,635	Tax Amount	\$3,927.48	Tax Rate Area	
	Land Value	\$11,759	Tax Account ID	300090663		
	Improvement Value	\$37,876	Tax Status			
	Improvement Ratio	76.31%	Delinquent Tax Year			
	Total Value		\$795,816	Market Improvement Value		\$620,307
	Market Land Value		\$175,509	Market Value Year		2024

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	01/21/2021	US BANK NA	\$90,900	NO
2	11/28/2016	QUICKEN LOANS LLC	\$392,000	NO
3	07/19/2016	US BANK NA	\$81,205	NO
4	11/07/2012	QUICKEN LOANS LLC	\$417,000	NO
5	07/23/2007	EVERGREEN NATIONAL BANK	\$75,000	NO
6	11/08/2006	FIRST MAGNUS FINANCIAL CORP	\$480,000	NO
7	07/21/2005	FIRST NLC FINANCIAL SERVICES LLC	\$472,500	NO
8	02/16/2001	BANK ONE NA	\$166,000	NO
9	02/17/1999	AMERICASH	\$240,000	NO
10	06/05/1996	MORTGAGE PLUS	\$50,000	NO

Loan Officer Insights

No details available

Subject Property Location

Property Address

3713 SUMMIT LN

City, State & Zip

EVERGREEN, CO 80439-8518

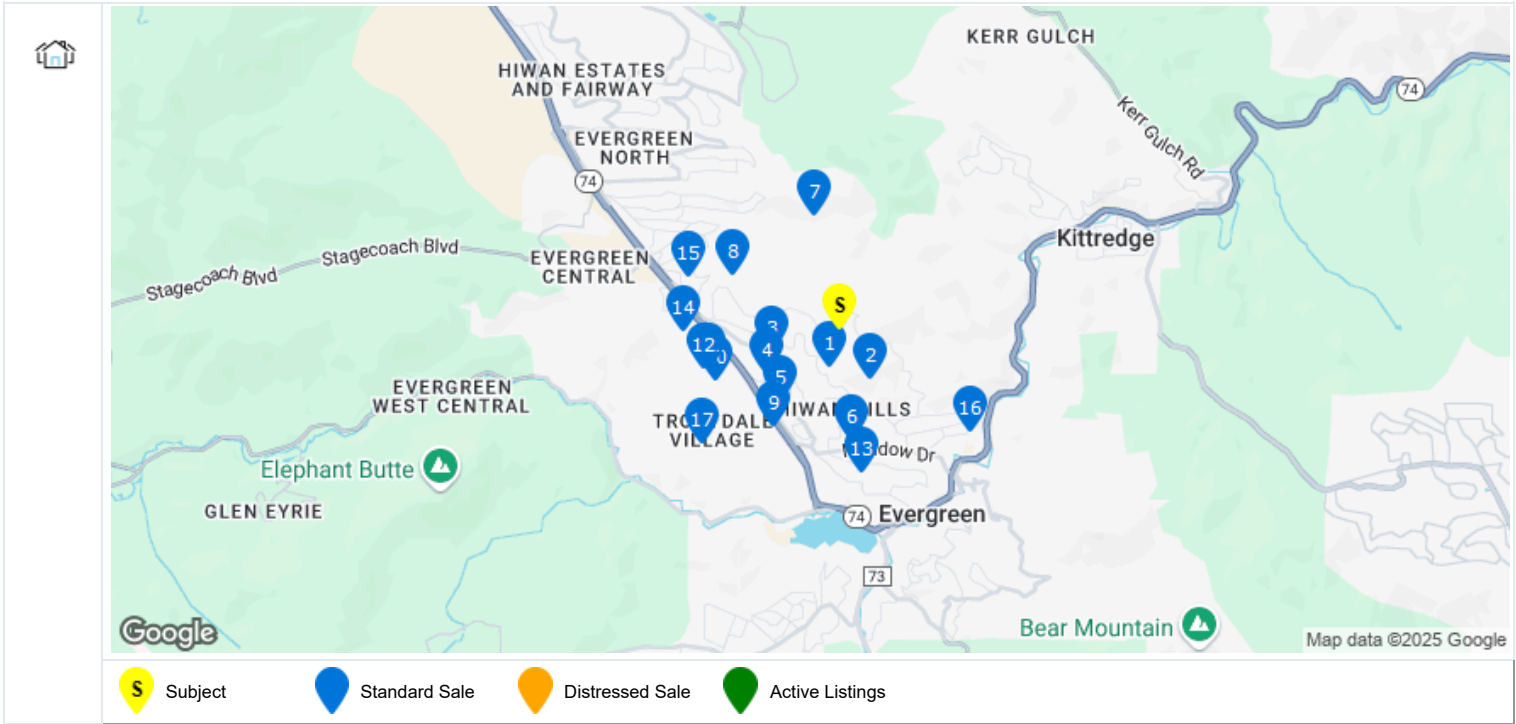
Report Date: 03/10/2025

Order ID: R176319631

County: JEFFERSON

Area Sales Analysis					
Total Area Sales/ Count	\$15,614,278/ 17	Median # of Baths	3	Median Lot Size (SF/AC)	30,056 /.69
Price Range - 2 years	\$325,000 - \$1,775,000	Median # of Bedrooms	3	Median Year Built	1972
Age Range	2 - 69	Median Living Area (SF)	1,821	Median Value	\$842,000
Median Age	53	Median Price (\$/SF)	\$509/SF		

Comparable Sales 17 Comps													
Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	03/20/1989	\$120,000		2,171	0	3	3	1971	28,575/.66		
1	●	29027 CLOVER LN	10/17/2024	\$542,500	\$321	1,691	0	3	2	1977	35,719/.82		0.21
2	●	3907 RIDGE RD	09/17/2024	\$1,775,000	\$453	3,918	0	4	2	1967	142,441/3.27		0.31
3	●	3811 SAGE CIR	10/09/2024	\$755,000	\$405	1,864	0	3	2	1960	31,363/.72		0.39
4	●	3917 PONDEROSA DR	01/16/2025	\$1,200,000	\$675	1,778	0	4	3	1970	45,869/1.05		0.46
5	●	4076 PONDEROSA DR	10/09/2024	\$960,000	\$508	1,889	0	4	2	1967	29,534/.68	Yes	0.5
6	●	28857 CEDAR CIR	11/19/2024	\$1,480,000	\$695	2,129	0	3	3	2006	62,291/1.43		0.59
7	●	29274 ROAN DR	10/24/2024	\$877,000	\$408	2,152	0	3	2	1983	25,265/.58		0.63
8	●	30084 ARENA DR	09/16/2024	\$325,000	\$168	1,939	0	4	4	1999	385,070/8.84		0.66
9	●	4095 EVERGREEN PKWY ACCESS RD	01/06/2025	\$575,000	\$175	3,280	0			1968	101,713/2.34		0.63
10	●	3931 S PALO VERDE RD	11/04/2024	\$550,000	\$509	1,081	0	2	2	1956	29,882/.69		0.72
11	●	3832 WHISPERING SAGE ST	01/07/2025	\$962,778			0						0.74
12	●	3823 WHISPERING SAGE ST	02/26/2025	\$972,500	\$583	1,669	0	3	3	2023			0.76
13	●	28659 PINE DR	02/20/2025	\$842,000	\$945	891	0	3	2	1968	20,473/.47		0.77
14	●	3671 JOYFUL WAY UNIT A	01/21/2025	\$750,000	\$575	1,304	0	3	3	1996	1,002/.02		0.85
15	●	30284 ARENA DR	10/09/2024	\$737,500	\$555	1,330	0	4	3	1973	23,087/.53	Yes	0.87
16	●	27798 FIREWEED DR	09/26/2024	\$775,000	\$534	1,451	0	4	3	1962	13,939/.32		0.89
17	●	30032 TROUTDALE RIDGE RD	12/05/2024	\$1,535,000	\$478	3,214	0	4	3	1993	30,056/.69		0.97



Subject Property Location

Property Address

City, State & Zip

County

Mailing Address

3713 SUMMIT LN

EVERGREEN, CO 80439-8518

JEFFERSON COUNTY

3713 SUMMIT LN, EVERGREEN, CO 80439-8518

Report Date: 03/10/2025

Order ID: R176319632

Property Use

Parcel Number

Single Family Residential

51-032-01-020

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	02/22/2021	Release	Full Release with Legal Description	\$81,205	2021027738	JOHN C HUGGER	
2	01/21/2021	Mortgage	Future Advance Clause/Open End Mortgage	\$90,900	2021011105	HUGGER, JOHN C; HUGGER, MARGARET A	
3	12/08/2016	Release	Release of Mortgage		2016129710	JOHN C HUGGER AND MARGARET A HUGGER HUSBAND AND WIFE	
4	12/08/2016	Assignment	Assignment of Mortgage	\$417,000	2016129709	JOHN C. HUGGER AND MARGARET A. HUGGER, HUSBAND AND WIFE	
5	11/28/2016	Mortgage	New Conventional	\$392,000	2016123694	HUGGER, JOHN C; HUGGER, MARGARET A	
6	07/19/2016	Mortgage	Credit Line (Revolving)	\$81,205	2016069934	HUGGER, JOHN C; HUGGER, MARGARET A	
7	06/29/2016	Release	Full Release with Legal Description	\$75,000	2016062829	JOHN C HUGGER	
8	11/16/2012	Release	Full Release with Legal Description	\$480,000	2012123493	JOHN C HUGGER	
9	11/07/2012	Mortgage	New Conventional	\$417,000	2012119555	HUGGER, JOHN C; HUGGER, MARGARET A	
10	07/23/2007	Mortgage	Credit Line (Revolving)	\$75,000	2007084850	HUGGER, JOHN C; HUGGER, MARGARET A	
11	01/26/2007	Release	Full Release with Legal Description	\$472,500	2007010250	JOHN C HUGGER	
12	11/08/2006	Mortgage	Unknown Loan Type	\$480,000	2006133856	HUGGER, JOHN C; HUGGER, MARGARET A	
13	09/26/2005	Release	Full Release with Legal Description	\$240,000	2005087981	JOHN C HUGGER	
14	09/26/2005	Release	Full Release with Legal Description	\$166,000	2005087825	JOHN C HUGGER	
15	07/21/2005	Mortgage	INVALID CODE	\$472,500	2005052301	HUGGER, JOHN C; HUGGER, MARGARET A	
16	02/16/2001	Mortgage	Credit Line (Revolving)	\$166,000	F1185643	HUGGER, JOHN C; HUGGER, MARGARET A	
17	02/17/1999	Mortgage	Unknown Loan Type	\$240,000	F0803653	HUGGER, JOHN C; HUGGER, MARGARET A	
18	06/05/1996	Mortgage	Credit Line (Revolving)	\$50,000	F0246698	HUGGER, JOHN C; HUGGER, MARGARET A	
19	03/20/1989	Deed	WARRANTY DEED JOINT TENAN	\$120,000	89025026		
20	04/02/1976	Deed		\$49,000			

Transaction History Legend

Transfer

Mortgage

Mortgage Assignment

Foreclosure Activity

Mortgage Release

Transaction Details						
Mortgage Release						
	Transaction ID	1	Recorder Doc Number	2021027738	Loan Amount	\$81,205
	Effective Date	02/22/2021	Document Type	Release	Origination Doc #	2016069934
	Borrower(s) Name	JOHN C HUGGER	Document Description	Full Release with Legal Description	Origination Recording Date	07/19/2016
	Current Lender	PUBLIC TRUSTEE;U S BANK NATIONAL ASSOCIATION	Recording Date	02/22/2021	Original Lender	US BANK NA

Transaction Details (cont.) (2)

Mortgage						
	Transaction ID	2	Recorder Doc Number	2021011105	Recorder Book/Page	
	Mortgage Date	12/22/2020	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$90,900	Document Description	Future Advance Clause/Open End Mortgage	1st Periodic Floor Rate	
	Loan Type	Future Advance Clause/Open End Mortgage	Recording Date	01/21/2021	1st Periodic Cap Rate	
	Origination Lender Name	US BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/21/2050	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage Release						
	Transaction ID	3	Recorder Doc Number	2016129710	Loan Amount	
	Effective Date	11/29/2016	Document Type	Release	Origination Doc #	2012119555
	Borrower(s) Name	JOHN C HUGGER AND MARGARET A HUGGER HUSBAND AND WIFE	Document Description	Release of Mortgage	Origination Recording Date	11/07/2012
	Current Lender	QUICKEN LOANS INC	Recording Date	12/08/2016	Original Lender	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR QUICKEN LOANS INC ITS SUCCESSORS AND ASSIGNS
Mortgage Assignment						
	Transaction ID	4	Recorder Doc Number	2016129709	Original Loan Amount	\$417,000
	Effective Date	11/29/2016	Document Type	Assignment	Origination Doc #	2012119555
	Borrower(s) Name	JOHN C. HUGGER AND MARGARET A. HUGGER, HUSBAND AND WIFE	Document Description	Assignment of Mortgage	Origination Recording Date	
			Recording Date	12/08/2016	Original Lender	NOT PROVIDED
	Assignor Name	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS	Assignee Name		QUICKEN LOANS INC., A CORPORATION ITS SUCCESSORS AND ASSIGNS	
Mortgage						
	Transaction ID	5	Recorder Doc Number	2016123694	Recorder Book/Page	
	Mortgage Date	11/17/2016	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$392,000	Document Description	New Conventional	1st Periodic Floor Rate	
	Loan Type	New Conventional	Recording Date	11/28/2016	1st Periodic Cap Rate	
	Origination Lender Name	QUICKEN LOANS LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/01/2036	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (3)

Mortgage						
	Transaction ID	6	Recorder Doc Number	2016069934	Recorder Book/Page	
	Mortgage Date	06/21/2016	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$81,205	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	07/19/2016	1st Periodic Cap Rate	
	Origination Lender Name	US BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	06/21/2046	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Mortgage Release						
	Transaction ID	7	Recorder Doc Number	2016062829	Loan Amount	\$75,000
	Effective Date	06/29/2016	Document Type	Release	Origination Doc #	2007084850
	Borrower(s) Name	JOHN C HUGGER	Document Description	Full Release with Legal Description	Origination Recording Date	07/23/2007
	Current Lender	PUBLIC TRUSTEE	Recording Date	06/29/2016	Original Lender	EVERGREEN NATIONAL BANK
Mortgage Release						
	Transaction ID	8	Recorder Doc Number	2012123493	Loan Amount	\$480,000
	Effective Date	11/16/2012	Document Type	Release	Origination Doc #	2006133856
	Borrower(s) Name	JOHN C HUGGER	Document Description	Full Release with Legal Description	Origination Recording Date	11/08/2006
	Current Lender	PUBLIC TRUSTEE	Recording Date	11/16/2012	Original Lender	FIRST MAGNUS FINANCIAL CORP
Mortgage						
	Transaction ID	9	Recorder Doc Number	2012119555	Recorder Book/Page	
	Mortgage Date	10/25/2012	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$417,000	Document Description	New Conventional	1st Periodic Floor Rate	
	Loan Type	New Conventional	Recording Date	11/07/2012	1st Periodic Cap Rate	
	Origination Lender Name	QUICKEN LOANS LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	11/01/2042	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting						

Transaction Details (cont.) (4)

Mortgage						
	Transaction ID	10	Recorder Doc Number	2007084850	Recorder Book/Page	
	Mortgage Date	07/16/2007	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$75,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	07/23/2007	1st Periodic Cap Rate	
	Origination Lender Name	EVERGREEN NATIONAL BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	07/20/2017	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Mortgage Release						
	Transaction ID	11	Recorder Doc Number	2007010250	Loan Amount	\$472,500
	Effective Date	01/26/2007	Document Type	Release	Origination Doc #	2005052301
	Borrower(s) Name	JOHN C HUGGER	Document Description	Full Release with Legal Description	Origination Recording Date	07/21/2005
	Current Lender	PUBLIC TRUSTEE	Recording Date	01/26/2007	Original Lender	FIRST NLC FINANCIAL SERVICES LLC
Mortgage						
	Transaction ID	12	Recorder Doc Number	2006133856	Recorder Book/Page	
	Mortgage Date	11/01/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$480,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	11/08/2006	1st Periodic Cap Rate	
	Origination Lender Name	FIRST MAGNUS FINANCIAL CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/01/2036	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Mortgage Release						
	Transaction ID	13	Recorder Doc Number	2005087981	Loan Amount	\$240,000
	Effective Date	09/26/2005	Document Type	Release	Origination Doc #	F0803653
	Borrower(s) Name	JOHN C HUGGER	Document Description	Full Release with Legal Description	Origination Recording Date	02/17/1999
	Current Lender	PUBLIC TRUSTEE	Recording Date	09/26/2005	Original Lender	AMERICASH
Mortgage Release						
	Transaction ID	14	Recorder Doc Number	2005087825	Loan Amount	\$166,000
	Effective Date	09/26/2005	Document Type	Release	Origination Doc #	F1185643
	Borrower(s) Name	JOHN C HUGGER	Document Description	Full Release with Legal Description	Origination Recording Date	02/16/2001
	Current Lender	PUBLIC TRUSTEE	Recording Date	09/26/2005	Original Lender	BANK ONE NA

Transaction Details (cont.) (5)

Mortgage						
	Transaction ID	15	Recorder Doc Number	2005052301	Recorder Book/Page	
	Mortgage Date	07/07/2005	Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$472,500	Document Description	INVALID CODE	1st Periodic Floor Rate	
	Loan Type	INVALID CODE	Recording Date	07/21/2005	1st Periodic Cap Rate	
	Origination Lender Name	FIRST NLC FINANCIAL SERVICES LLC	Origination Interest Rate	6.91%	Lifetime Cap Rate	
	Origination Lender Type	Subprime Lender	First Rate Change Date		Change Index	6.75%
	Type Financing	Adjustable Rate	Maturity Date	08/01/2035	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
	Vesting					
Mortgage						
	Transaction ID	16	Recorder Doc Number	F1185643	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$166,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	02/16/2001	1st Periodic Cap Rate	
	Origination Lender Name	BANK ONE NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	02/02/2021	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage						
	Transaction ID	17	Recorder Doc Number	F0803653	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$240,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	02/17/1999	1st Periodic Cap Rate	
	Origination Lender Name	AMERICASH	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	03/01/2029	IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (6)

Mortgage						
	Transaction ID	18	Recorder Doc Number	F0246698	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$50,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	06/05/1996	1st Periodic Cap Rate	
	Origination Lender Name	MORTGAGE PLUS	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	HUGGER, JOHN C	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HUGGER, MARGARET A	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	19	Recorder Doc Number	89025026	Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$120,000	Document Description	WARRANTY DEED JOINT TENAN	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/20/1989	Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED AREA
	Legal Recorder's Map Ref		Legal Subdivision	HIWAN HILLS BLK 5	Legal Section/ Twn/ Rng/ Mer	SEC 03 TWN 05S RNG 71W
	Legal Brief Description/ Unit/ Phase/ Tract		SECTION 03 TOWNSHIP 05 RANGE 71 QTR NW SUBDIVISIONCD 355800 SUBDIVISIONNAME HIWAN HILLS BLK 5 BLOCK LOT 0227 SIZE: 19986 TRAC/ / /		Title Company Name	
Transfer						
	Transaction ID	20	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$49,000	Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/02/1976	Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED AREA
	Legal Recorder's Map Ref		Legal Subdivision	HIWAN HILLS BLK 5	Legal Section/ Twn/ Rng/ Mer	SEC 03 TWN 05S RNG 71W
	Legal Brief Description/ Unit/ Phase/ Tract		SECTION 03 TOWNSHIP 05 RANGE 71 QTR NW SUBDIVISIONCD 355800 SUBDIVISIONNAME HIWAN HILLS BLK 5 BLOCK LOT 0227 SIZE: 19986 TRAC/ / /		Title Company Name	

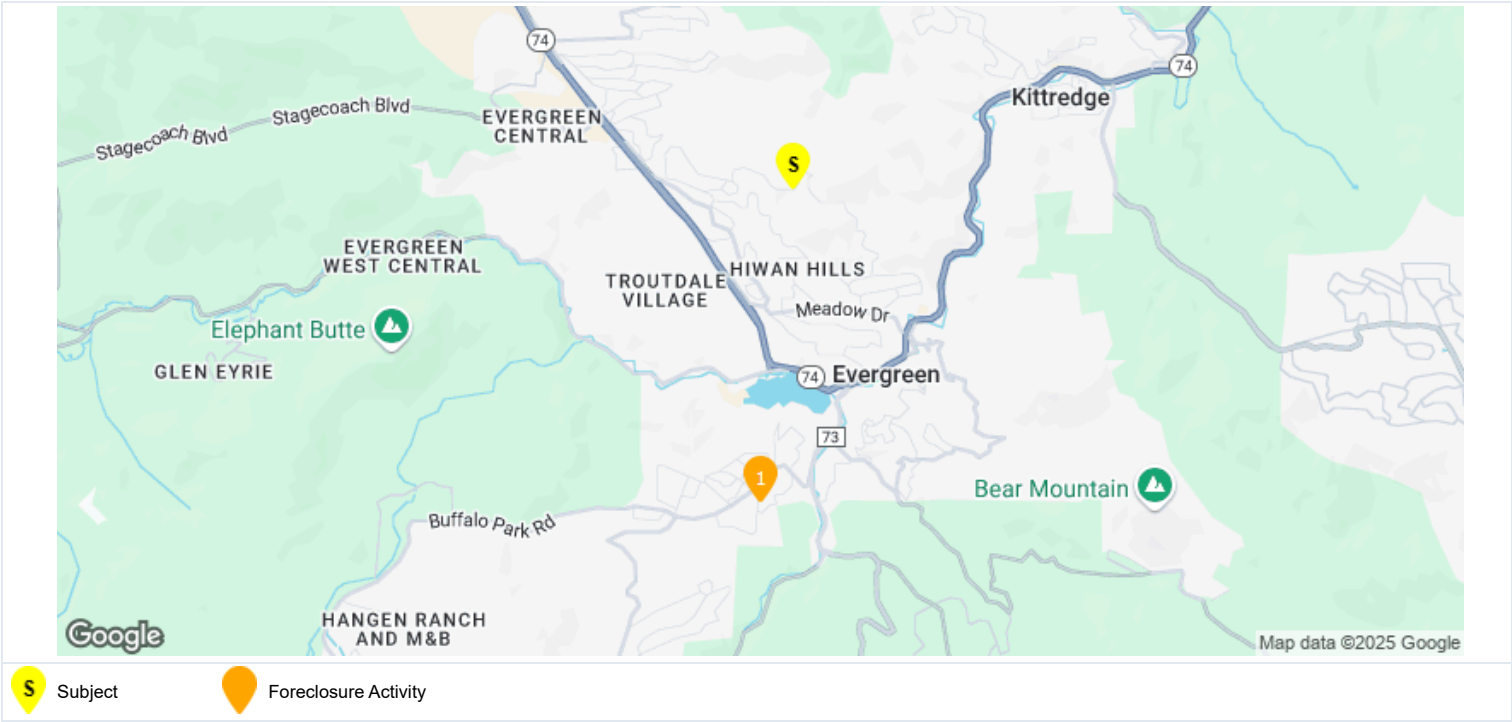
Subject Property Location		Report Date: 03/10/2025	
		Order ID: R176319635	
Property Address	3713 SUMMIT LN	Property Use	Single Family Residential
City, State & Zip	EVERGREEN, CO 80439-8518	Parcel Number	51-032-01-020
County	JEFFERSON COUNTY		
Mailing Address	3713 SUMMIT LN, EVERGREEN, CO 80439-8518		
Owner Name	HUGGER JOHN C & HUGGER MARGARET A		



S Subject

Subject Property Location

Property Address	3713 SUMMIT LN	Report Date: 03/10/2025
City, State & Zip	EVERGREEN, CO 80439-8518	Order ID: R176319636
County	JEFFERSON COUNTY	
Mailing Address	3713 SUMMIT LN, EVERGREEN, CO 80439-8518	
Property Use	Single Family Residential	
Parcel Number	51-032-01-020	



Neighborhood Foreclosure Activity	
1. Property Address	29116 PINE RD EVERGREEN, CO 80439-7450
Notice of Default	06/13/2024

Subject Property Location			Report Date: 03/10/2025
Property Address	3713 SUMMIT LN		Order ID: R176319638
City, State & Zip	EVERGREEN, CO 80439-8518		
County	JEFFERSON COUNTY	Property Use	Single Family Residential
Mailing Address	3713 SUMMIT LN, EVERGREEN, CO 80439-8518	Parcel Number	51-032-01-020

Population		
Year	Zip 80439	National
2011	22,425	306,603,772
2020	25,374	326,569,308
Growth Rate	13.2%	6.5%
Growth Centile	74.8%	62.5%

Households		
Year	Zip 80439	National
2011	9,350	114,761,359
2020	10,097	122,354,219
Household Growth Rate	8.0%	6.6%
Average Household Size	2.5	2.6

Families		
Year	Zip 80439	National
2011	6,680	76,507,230
2020	7,336	79,849,830
Family Growth Rate	9.8%	4.4%

Age Distribution/Gender Ratio		as of 2020 U.S. Census
Age	Zip 80439	National
0-4	3.4%	6.0%
5-9	5.3%	6.1%
10-14	8.2%	6.5%
15-19	6.7%	6.5%
20-24	2.6%	6.7%
25-44	19.6%	26.5%
45-64	33.8%	25.6%
65-84	18.8%	14.1%
85+	1.6%	2.0%
Gender Ratio		
Male Ratio	50.2%	49.2%
Female Ratio	49.8%	50.8%

Household Income		as of 2020 U.S. Census
Income	Zip 80439	National
% < \$25K	7.4%	18.4%
% \$25K-50K	11.4%	20.6%
% \$50K-100K	19.3%	30.0%
% \$100K-150K	22.4%	15.6%
% >\$150K	15.9%	7.1%

Median Household Income		as of 2020 U.S. Census
Year	Zip 80439	National
2020	\$124,989	\$64,994
Per Capita Income	\$60,512	\$34,299

Household Centile		as of 2020 U.S. Census
National		96.6%
State		95.9%

Subject Property Location

Property Address 3713 SUMMIT LN
 City, State & Zip EVERGREEN, CO 80439-8518
 County JEFFERSON COUNTY
 Mailing Address 3713 SUMMIT LN, EVERGREEN, CO 80439-8518

Report Date: 03/10/2025

Order ID: R176319639

Property Use Single Family Residential
 Parcel Number 51-032-01-020

Subject Property

Address	3713 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-020
Owner	HUGGER JOHN C & HUGGER MARGARET A			Lot Size (SF/AC)	28,575/.66
Bedrooms	3	Year Built	1971	Living Area (SF)	2,171
Bathrooms/Partial	3	Garage/No. of Cars	Tuck under	Phones	

Nearby Neighbor #1

Address	3703 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-011
Owner	GALLAMORE SHIRLEY J			Lot Size (SF/AC)	31,799/.73
Bedrooms	4	Year Built	1973	Living Area (SF)	2,349
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #2

Address	29179 BUCHANAN DR, EVERGREEN, CO 80439			APN	51-032-01-019
Owner	SCHULTZ JOSHUA ERIC			Lot Size (SF/AC)	35,589/.82
Bedrooms	4	Year Built	1962	Living Area (SF)	1,296
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #3

Address	3733 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-012
Owner	ROBBINS WILLIAM W & ROBBINS LYNN E			Lot Size (SF/AC)	32,365/.74
Bedrooms	3	Year Built	1976	Living Area (SF)	1,899
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #4

Address	29139 BUCHANAN DR, EVERGREEN, CO 80439			APN	51-032-01-018
Owner	MUELLER MARK DAVID & MUELLER JULIE MCDONALD			Lot Size (SF/AC)	28,314/.65
Bedrooms	2	Year Built	1989	Living Area (SF)	2,621
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #5

Address	29199 BUCHANAN DR, EVERGREEN, CO 80439			APN	51-032-01-022
Owner	ROAMER DEBORAH A & ROAMER PAUL			Lot Size (SF/AC)	65,993/1.52
Bedrooms	4	Year Built	1970	Living Area (SF)	1,907
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	3723 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-017
Owner	HOEHN TIMOTHY A & HOEHN KRISTINE L			Lot Size (SF/AC)	21,780/.5
Bedrooms	4	Year Built	1961	Living Area (SF)	2,956
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #7

Address	3702 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-010
Owner	ROBINS STACY BENJATKA & ROBINS JEFFREY L			Lot Size (SF/AC)	26,572/.61
Bedrooms	5	Year Built	1972	Living Area (SF)	2,395
Bathrooms/Partial	4	Garage/No. of Cars	Mixed	Phones	

Nearby Neighbor #8

Address	3753 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-014
Owner	HORTON DENISE J & HORTON GERALD JAY			Lot Size (SF/AC)	42,645/.98
Bedrooms	2	Year Built	1970	Living Area (SF)	2,046
Bathrooms/Partial	3	Garage/No. of Cars	Detached Garage	Phones	

Nearby Neighbor #9					
Address	3743 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-016
Owner	MOTZ STOREY PAUL D & MOTZ STOREY ELIZABETH A			Lot Size (SF/AC)	25,265/.58
Bedrooms	3	Year Built	1961	Living Area (SF)	2,524
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #10					
Address	29190 BUCHANAN DR, EVERGREEN, CO 80439			APN	51-032-04-006
Owner	RICKEY NAN V			Lot Size (SF/AC)	69,696/1.6
Bedrooms	2	Year Built	1964	Living Area (SF)	1,847
Bathrooms/Partial	3	Garage/No. of Cars	Detached Garage	Phones	

Nearby Neighbor #11					
Address	3732 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-009
Owner	HOLLEY CHRISTOPHER W & HOLLEY WHITNEY R			Lot Size (SF/AC)	27,878/.64
Bedrooms	5	Year Built	1993	Living Area (SF)	2,699
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage	Phones	

Nearby Neighbor #12					
Address	29110 BUCHANAN DR, EVERGREEN, CO 80439			APN	51-032-04-024
Owner	NEWMAN ADAM BENJAMIN & ALEXANDER KATHERINE TAYLOR			Lot Size (SF/AC)	47,480/1.09
Bedrooms	5	Year Built	1971	Living Area (SF)	2,167
Bathrooms/Partial	5	Garage/No. of Cars	Mixed	Phones	

Nearby Neighbor #13					
Address	3783 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-015
Owner	HAMILTON ROBERT S & HAMILTON MARY S			Lot Size (SF/AC)	30,056/.69
Bedrooms	4	Year Built	1961	Living Area (SF)	2,576
Bathrooms/Partial	2	Garage/No. of Cars	Underground/Basement	Phones	(720) 810-8427

Nearby Neighbor #14					
Address	29259 BUCHANAN DR, EVERGREEN, CO 80439			APN	51-032-01-023
Owner	DURHAM ROBERT H JR			Lot Size (SF/AC)	76,666/1.76
Bedrooms	3	Year Built	1961	Living Area (SF)	1,636
Bathrooms/Partial	3	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor #15					
Address	3782 SUMMIT LN, EVERGREEN, CO 80439			APN	51-032-01-008
Owner	STEPHANIE WALL TRUST			Lot Size (SF/AC)	32,670/.75
Bedrooms	4	Year Built	1970	Living Area (SF)	1,464
Bathrooms/Partial	3	Garage/No. of Cars	Carport	Phones	(480) 353-7265

Subject Property Location

Property Address 3713 SUMMIT LN
City, State & Zip EVERGREEN, CO 80439-8518
County JEFFERSON COUNTY
Mailing Address 3713 SUMMIT LN, EVERGREEN, CO 80439-8518

Report Date: 03/10/2025

Order ID: R176319641

Property Use Single Family Residential
Parcel Number 51-032-01-020

Public School Summary

School Name	Grades	Distance from Subject Property
Rocky Mountain Academy Of Evergreen	Prekindergarten - Grade 8	0.67 miles
Wilmot Elementary School	Prekindergarten - Grade 5	1.96 miles
Evergreen Middle School	Grade 6 - Grade 8	2.66 miles
Evergreen High School	Grade 9 - Grade 12	1.86 miles

ROCKY MOUNTAIN ACADEMY OF EVERGREEN

Address	2959 ROYALE ELK WAY	Prekindergarten	N/A
	EVERGREEN, CO 80439	Kindergarten	38
Phone Number	303-982-6734	Grade 1	48
Distance from Subject Property	0.67 miles	Grade 2	46
Grades	Prekindergarten - Grade 8	Grade 3	50
Student Teacher Ratio	1:14.7	Grade 4	50
Full Time Equivalent Administrators	29.4	Grade 5	35
API Score	N/A	Grade 6	41
		Grade 7	38
		Grade 8	42
		Total	388

WILMOT ELEMENTARY SCHOOL

Address	5124 SOUTH HATCH DR	Prekindergarten	N/A
	EVERGREEN, CO 80439	Kindergarten	62
Phone Number	303-982-5333	Grade 1	58
Distance from Subject Property	1.96 miles	Grade 2	55
Grades	Prekindergarten - Grade 5	Grade 3	60
Student Teacher Ratio	1:20.8	Grade 4	64
Full Time Equivalent Administrators	21.18	Grade 5	67
API Score	N/A	Total	366

EVERGREEN MIDDLE SCHOOL

Address	2052 HIWAN DR	Grade 6	198
	EVERGREEN, CO 80439	Grade 7	265
Phone Number	303-982-5020	Grade 8	199
Distance from Subject Property	2.66 miles	Total	662
Grades	Grade 6 - Grade 8		
Student Teacher Ratio	1:17.3		
Full Time Equivalent Administrators	38.2		
API Score	N/A		

EVERGREEN HIGH SCHOOL

Address	29300 BUFFALO RD	Grade 9	258
	EVERGREEN, CO 80439	Grade 10	279
Phone Number	303-982-5140	Grade 11	215
Distance from Subject Property	1.86 miles	Grade 12	236
Grades	Grade 9 - Grade 12	Total	988
Student Teacher Ratio	1:20.3		
Full Time Equivalent Administrators	48.8		
API Score	N/A		

SCHOOL DISTRICTS

JEFFERSON COUNTY SCHOOL DISTRICT NO. R-1					
Address	P O BOX 4001	Pupil Teacher Ratio	17.6:1	No of Teacher Aids	1756.9
	GOLDEN, CO 80401-0001	Total Enrollment	86,282	No of Guidance Counselors	203.3
Phone Number	303-982-6500	No of High School Graduates	6,000	No of School Administrators	298.1
Grades	PK- 12	Number of Teachers	4891.1	Number of Schools	164

About

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

Subject Property Location				Report Date: 03/10/2025	
Property Address	3713 SUMMIT LN			Order ID: R176319642	
City, State & Zip	EVERGREEN, CO 80439-8518				
County	JEFFERSON COUNTY			Property Use	Single Family Residential
Mailing Address	3713 SUMMIT LN, EVERGREEN, CO 80439-8518			Parcel Number	51-032-01-020

Private School Summary		
School Name	Grades	Distance from Subject Property
Montessori School Of Evergreen	Prekindergarten - Grade 8	0.87 miles
Evergreen Country Day School	Prekindergarten - Grade 5	3.40 miles
Evergreen Academy	Kindergarten - Grade 8	3.77 miles
Montessori School Of Conifer	Prekindergarten - Kindergarten	7.43 miles
Montessori School Of Golden Inc	Kindergarten - Kindergarten	9.29 miles
Kindercare	Prekindergarten - Kindergarten	9.43 miles

MONTESSORI SCHOOL OF EVERGREEN			
Address	PO BOX 2468	Prekindergarten	105
	EVERGREEN, CO 80437-2468	Kindergarten	46
Phone Number	303-674-0993	Grade 1	22
Distance from Subject Property	0.87 miles	Grade 2	28
Gender	Coed	Grade 3	21
Grades	Prekindergarten - Grade 8	Grade 4	16
Affiliation	Nonsectarian	Grade 5	25
Student Teacher Ratio	1:6.6	Grade 6	17
Full Time Equivalent Administrators	32.6	Grade 7	21
		Grade 8	20
		Total	321

EVERGREEN COUNTRY DAY SCHOOL			
Address	1037 EL RANCHO ROAD	Prekindergarten	80
	GOLDEN, CO 80401-8338	Kindergarten	24
Phone Number	303-674-3400	Grade 1	13
Distance from Subject Property	3.40 miles	Grade 2	8
Gender	Coed	Grade 3	5
Grades	Prekindergarten - Grade 5	Grade 4	7
Affiliation	Nonsectarian	Grade 5	7
Student Teacher Ratio	1:4.9	Total	144
Full Time Equivalent Administrators	13.1		

EVERGREEN ACADEMY			
Address	27826 ALABRASKA LANE	Kindergarten	13
	EVERGREEN, CO 80439-6501	Grade 1	13
Phone Number	303-670-1721	Grade 2	11
Distance from Subject Property	3.77 miles	Grade 3	11
Gender	Coed	Grade 4	11
Grades	Kindergarten - Grade 8	Grade 5	8
Affiliation	Christian (no specific denomination)	Grade 6	13
Student Teacher Ratio	1:8.3	Grade 7	8
Full Time Equivalent Administrators	11.5	Grade 8	8
		Total	96

MONTESSORI SCHOOL OF CONIFER			
Address	25782 VOSLER STREET	Prekindergarten	33
	CONIFER, CO 80433-9000	Kindergarten	6
Phone Number	303-838-2444	Total	39
Distance from Subject Property	7.43 miles		
Gender	Coed		
Grades	Prekindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:3.3		
Full Time Equivalent Administrators	1.8		

MONTESSORI SCHOOL OF GOLDEN INC

Address	714 CHEYENNE STREET	Kindergarten	15
	GOLDEN, CO 80401-5834	Total	15
Phone Number	303-278-3235		
Distance from Subject Property	9.29 miles		
Gender	Coed		
Grades	Kindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:5.0		
Full Time Equivalent Administrators	3		

KINDERCARE

Address	107 N RUBEY DRIVE	Prekindergarten	123
	GOLDEN, CO 80403-2456	Kindergarten	9
Phone Number	303-279-9171	Total	132
Distance from Subject Property	9.43 miles		
Gender	Coed		
Grades	Prekindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:5.6		
Full Time Equivalent Administrators	1.6		

About**Private Schools**

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

Subject Property Location

Property Address 3713 SUMMIT LN
City, State & Zip EVERGREEN, CO 80439-8518
County JEFFERSON COUNTY

Report Date: 03/10/2025
Order ID: R176319644

Parcel Number 51-032-01-020



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Comprehensive Neighborhood Report

3713 Summit Ln, Evergreen, CO 80439

March 10, 2025

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Economics & Demographics

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Crime

67 Statistics | 4 Alerts

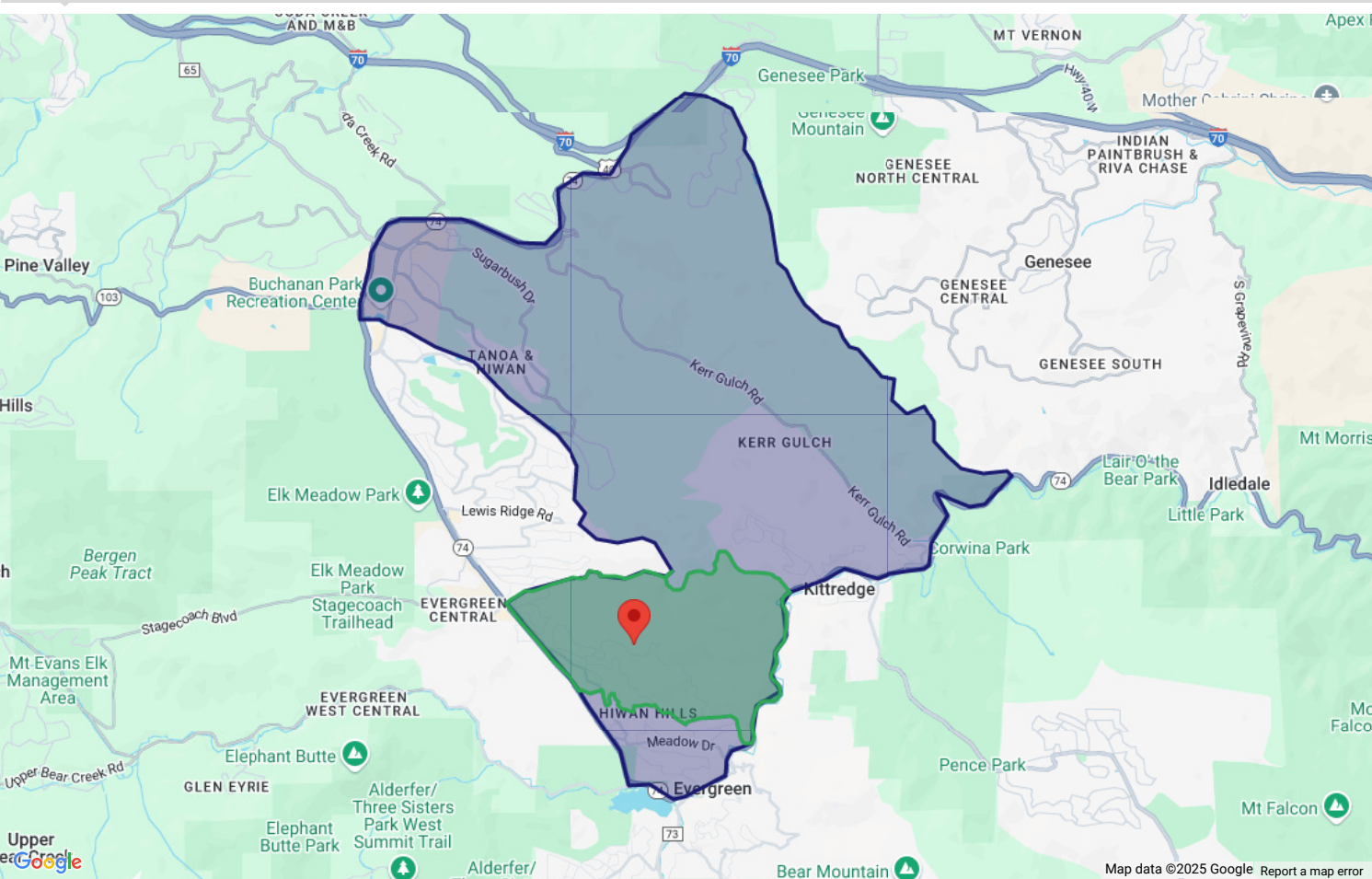
Schools

65 Statistics | 6 Alerts

Trends & Forecasts

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NEIGHBORHOOD MAP



Neighborhood Boundary Micro-neighborhood Boundary

REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$883,690, which is more expensive than 82.7% of the neighborhoods in Colorado and 87.2% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$3,427, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 85.9% of the neighborhoods in Colorado.

This is a rural neighborhood (based on population density) located in Evergreen, Colorado.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to large (four, five or more bedroom) single-family homes and townhomes. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Real estate vacancies in this neighborhood are 3.4%, which is lower than one will find in 77.6% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

Modes of Transportation

In the Hiwan Hills neighborhood, many people's commute means walking from the bedroom to the home office. NeighborhoodScout's analysis found that 32.4% of residents worked from home. This may not seem like a large number, but Scout's research shows that this is a higher percentage of people working from home than 97.9% of the neighborhoods in America. Often people who work from home are engaged in the creative or technological economy, such as is found in areas around Boston, and in Silicon Valley. Other times, people may be engaged in other businesses like trading stocks from home, or running a small beauty salon.

People

Do you like to read, write, and learn? Are you curious about the world? If so, this neighborhood may be a good fit for you. NeighborhoodScout's research revealed that a full 79.4% of the adults living in the Hiwan Hills neighborhood have earned at least a bachelor's degree. This is a higher rate than NeighborhoodScout found in 97.6% of U.S. neighborhoods. In this way, this neighborhood truly stands out.

In addition, if you're a regular supporter of the arts and enjoy outings to the theatre, weekend boutique-ing, or even a finely aged wine with dinner, than you're in good company with the people of the Hiwan Hills neighborhood. This neighborhood is uniquely immersed with more "urban sophisticates" than 97.3% of neighborhoods across the country. The people here truly stand out as a class among their own. They are an exclusive community characterized by refined tastes, cultural inclinations, and the means to live well. Urban sophisticates live a big city lifestyle, whether or not they live in or near a big city. They are educated executives or managers by week, and serial patrons of the arts by weekend. If this lifestyle pertains to you, than you'll certainly feel right at home in the Hiwan Hills neighborhood. In addition to being an excellent choice for urban sophisticates, this neighborhood is also a very good choice for active retirees, families with school-aged children and highly educated executives.

Also, wealth makes most things in life easier, and a few things harder. If you are wealthy and enjoy keeping up with the Jones', this neighborhood will interest you. In fact, according to NeighborhoodScout's research, the Hiwan Hills neighborhood is wealthier than 96.0% of the neighborhoods in the United States. Residents here are truly in a unique situation even when compared to other Americans, based on the sheer amount of wealth concentrated here. Even in times of economic downturn, residents of this neighborhood, as a group, suffered less and recovered more quickly. This is indeed a stand-out characteristic of this neighborhood.

Real Estate

Real estate in the Hiwan Hills neighborhood is almost exclusively owner-occupied. NeighborhoodScout's analysis reveals that this neighborhood has a higher rate of owner-occupied housing than is found in 96.9% of U.S. neighborhoods. If you are seeking to rent, this neighborhood may not have many options, but high rates of ownership often indicate stability in a neighborhood.

Diversity

Did you know that the Hiwan Hills neighborhood has more West Indian and Armenian ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 0.1% of this neighborhood's residents have West Indian ancestry and 3.6% have Armenian ancestry.

THE NEIGHBORS

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Hiwan Hills neighborhood in Evergreen are wealthy, making it among the 15% highest income neighborhoods in America. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 96.0% of the neighborhoods in America. With 13.8% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 57.7% of U.S. neighborhoods.

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the Hiwan Hills neighborhood, 51.0% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 30.9% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (8.9%), and 7.3% in clerical, assistant, and tech support occupations.

(4.0%).

3713 Summit Ln, Evergreen, CO 80439 | March 10, 2025

Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture – some more unique than others – based on lifestyle, occupations, the types of households – and importantly – on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

In the Hiwan Hills neighborhood in Evergreen, CO, residents most commonly identify their ethnicity or ancestry as English (20.3%). There are also a number of people of German ancestry (20.3%), and residents who report Irish roots (13.5%), and some of the residents are also of Italian ancestry (7.0%), along with some Swedish ancestry residents (5.0%), among others.

GETTING TO WORK

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Hiwan Hills neighborhood spend between 15 and 30 minutes commuting one-way to work (31.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (55.4%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (10.6%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



Neighborhood Real Estate Data

3713 Summit Ln, Evergreen, CO 80439

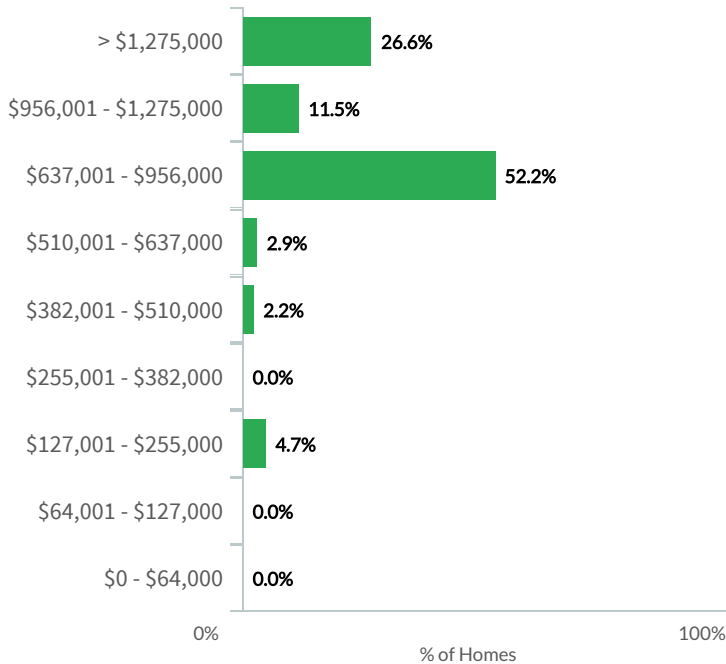
44 Vital Statistics | 6 Condition Alerts

March 10, 2025

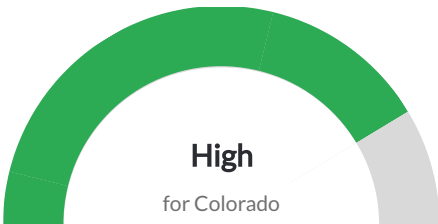
AVERAGE HOME VALUES



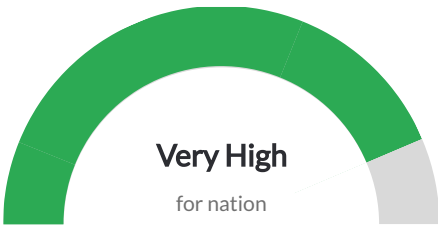
Neighborhood Home Prices



Higher home value than 82.7% of Colorado neighborhoods.



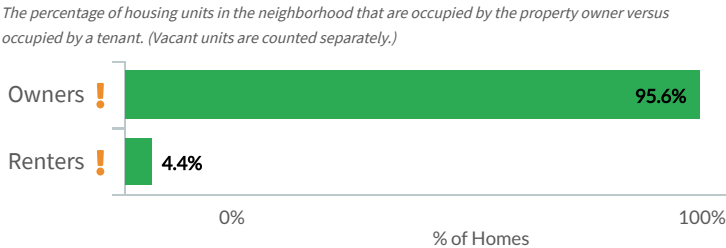
Higher home value than 87.2% of U.S. neighborhoods.



HOMEOWNERSHIP

Homeownership Rate

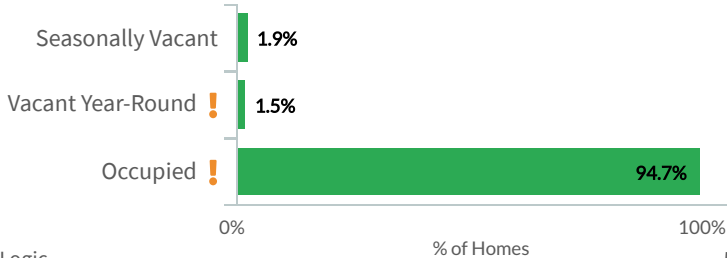
⚠ This neighborhood has among the **highest** percentage of owner-occupied residences of all neighborhoods in America according to NeighborhoodScout analysis. This neighborhood has among the **lowest** percentage of renter-occupied residences of all neighborhoods in America according to NeighborhoodScout analysis.



Vacancy Rate

⚠ This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.



RENTAL MARKET

Average Market Rent

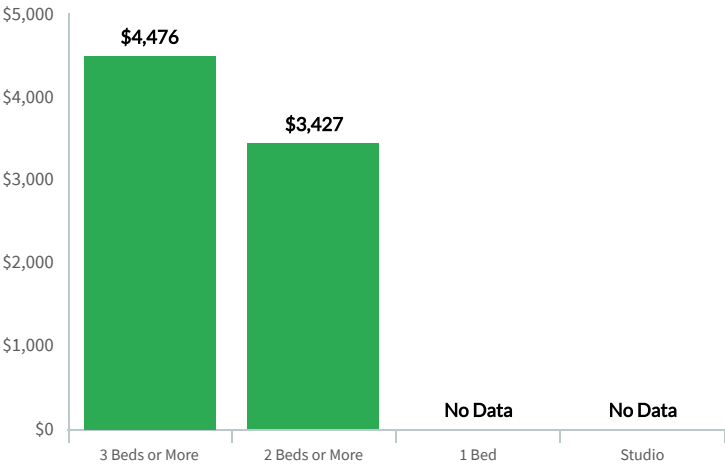
\$3,427 / per month

⚠ This neighborhood's avg monthly rental cost is among the **highest** in this state, according to NeighborhoodScout's exclusive analysis.

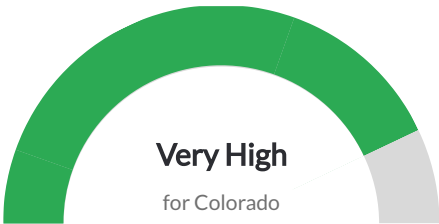
Gross Rental Yield

6.40%

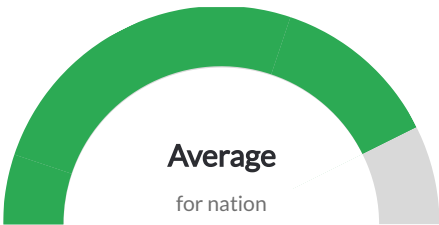
Median monthly rent by number of bedrooms



Higher average rent than **85.9%** of Colorado neighborhoods.



Higher average rent than **85.3%** of U.S. neighborhoods.



NEIGHBORHOOD SETTING



Coastal

Neighborhoods on the ocean or tidally influenced rivers.



Lakefront

The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

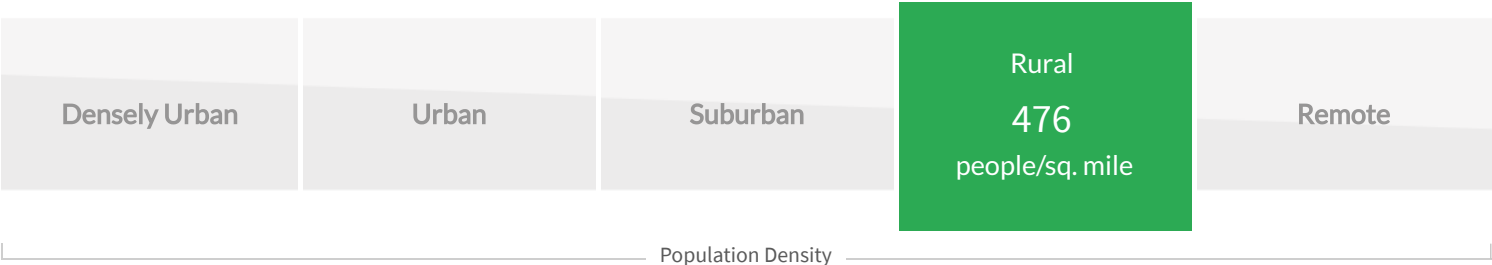


Farms

Agricultural land uses are a significant part of the neighborhood and contribute to its character.

Neighborhood Look and Feel

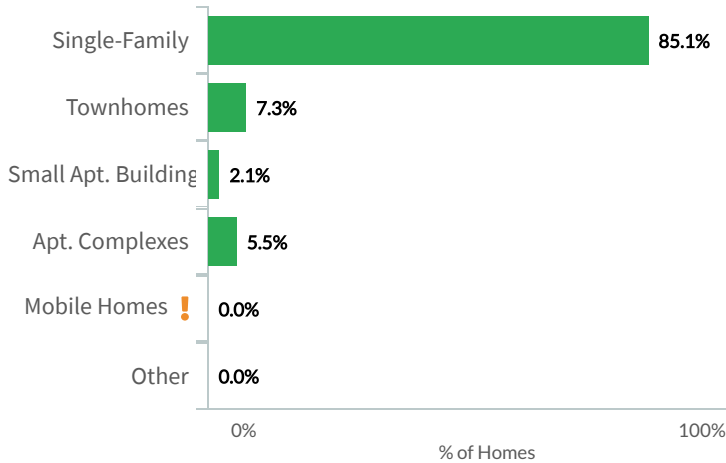
Rural: Neighborhoods consist mostly of open space or agricultural areas but also generally have around 100 residents per square mile.



HOUSING MARKET DETAILS

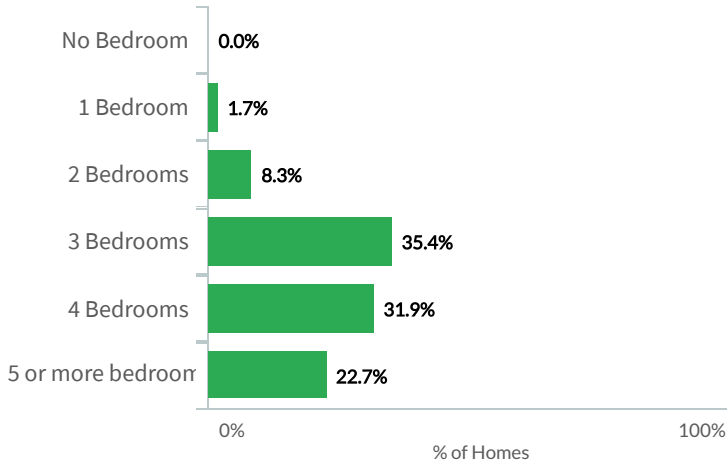
Types of Homes

⚠️ This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.

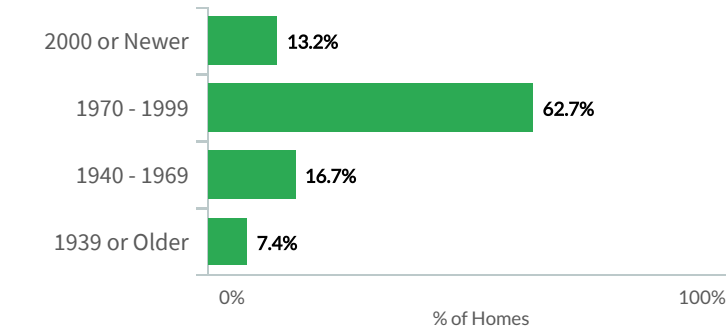


Home Size

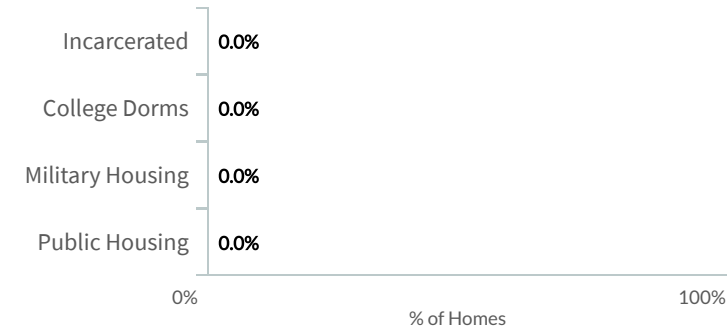
⚠️ This neighborhood has among the **highest** percentage of five or more bedroom residences of all neighborhoods in America according to NeighborhoodScout analysis.



Age of Homes



Special Purpose Housing





Neighborhood Economics & Demographics Data

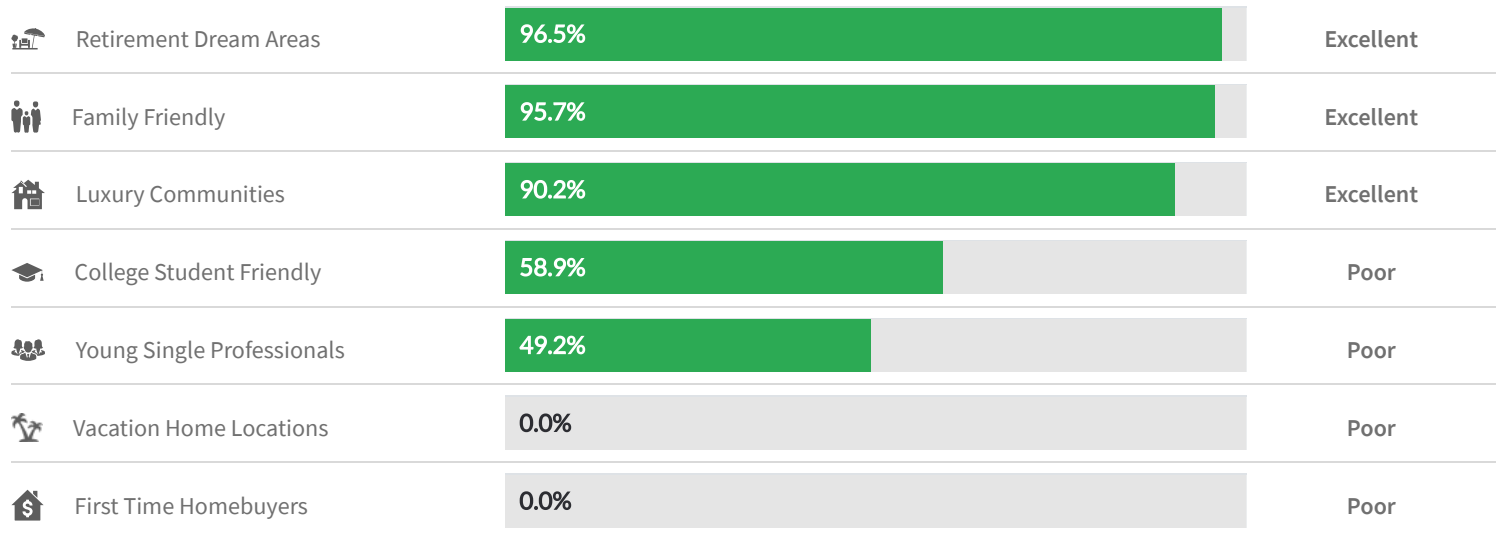
3713 Summit Ln, Evergreen, CO 80439

136 Vital Statistics | 2 Condition Alerts

March 10, 2025

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

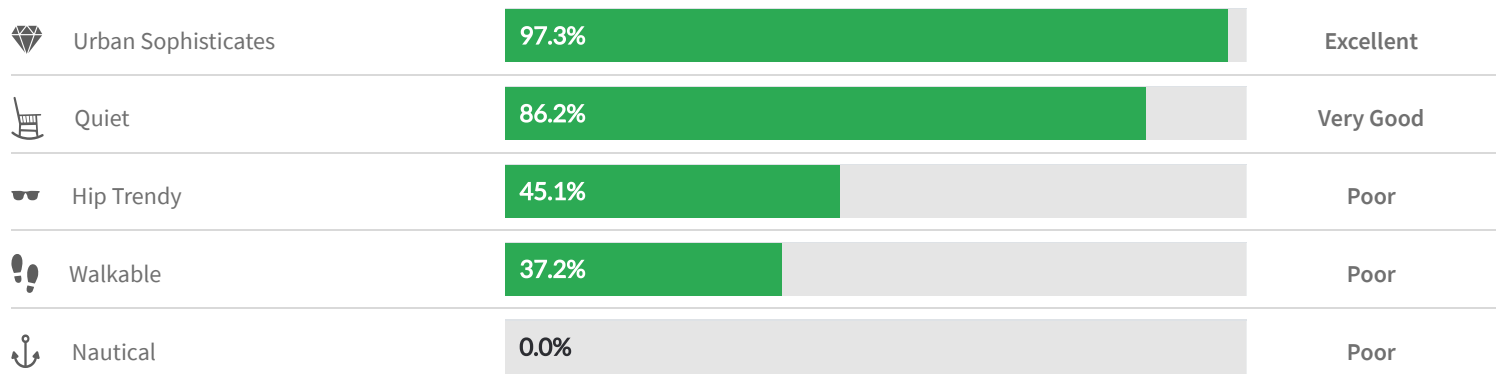


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

SPECIAL CHARACTER

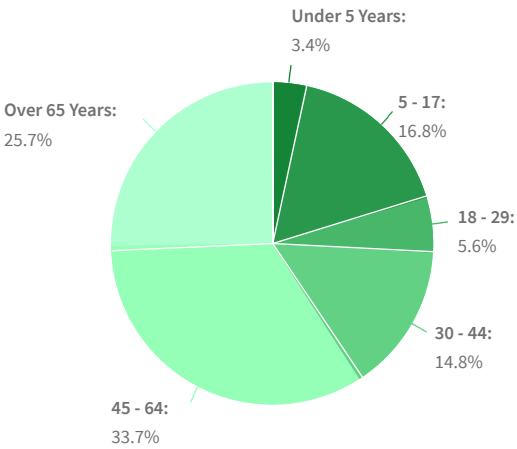
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

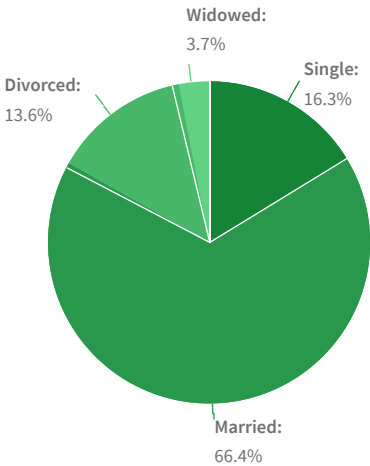
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.

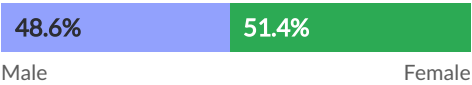


MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.

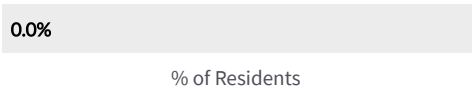


GENDER



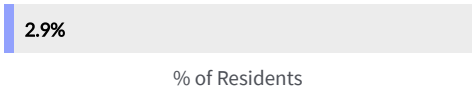
MILITARY

Currently active in the military living on or off base.



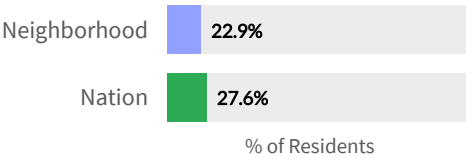
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

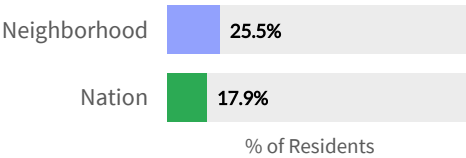


HOUSEHOLD TYPES

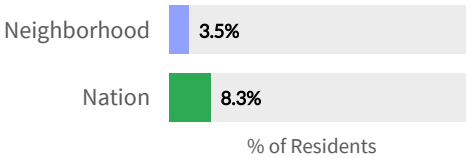
One person households



Married Couple with Child

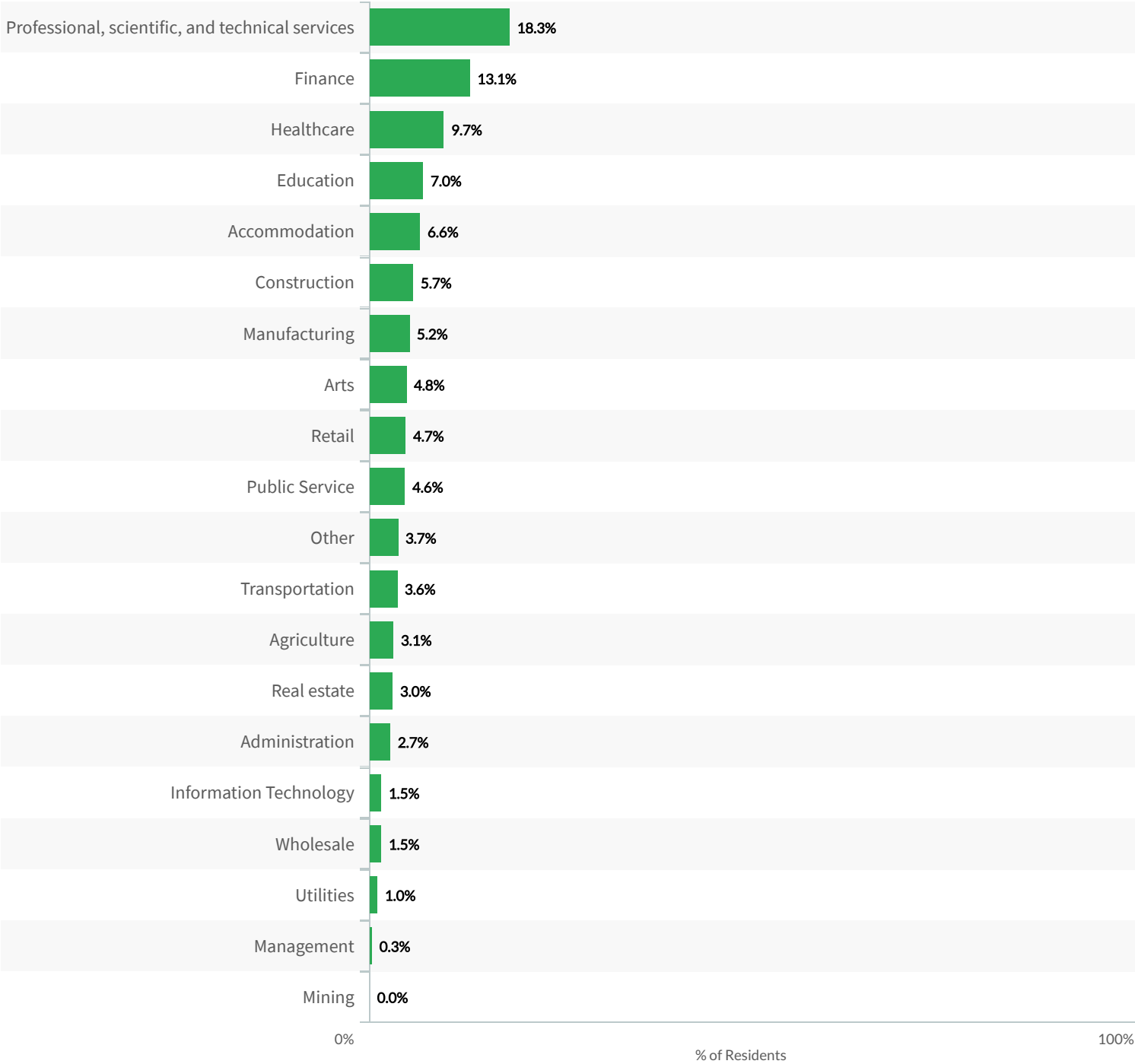


Single Parent with Child



EMPLOYMENT INDUSTRIES

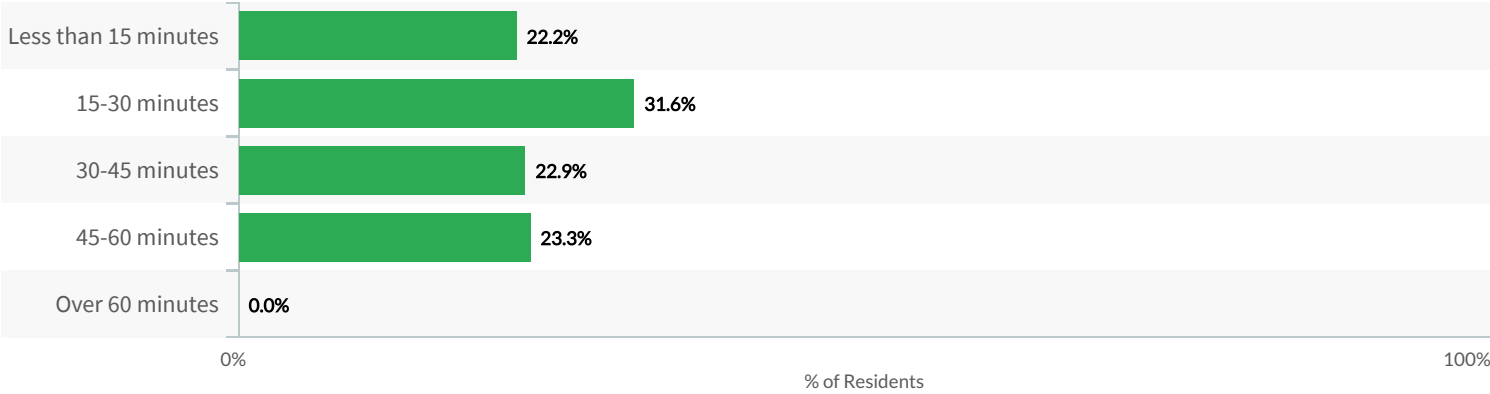
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

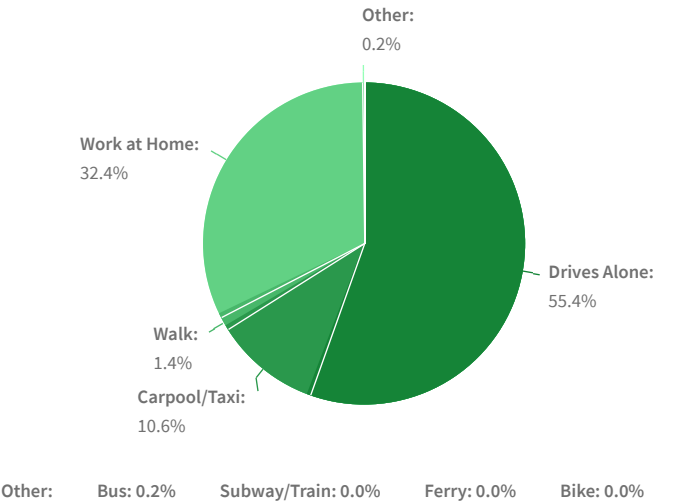
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood’s access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



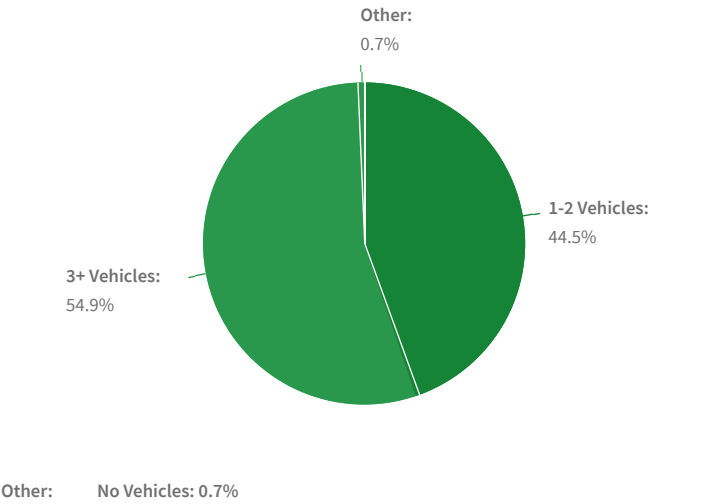
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

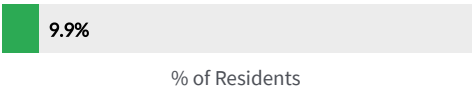
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

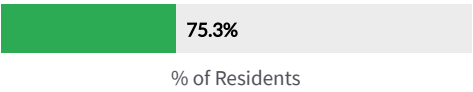
Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



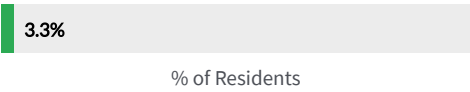
Born Out of State

High in neighborhoods that attract new residents from around the country.



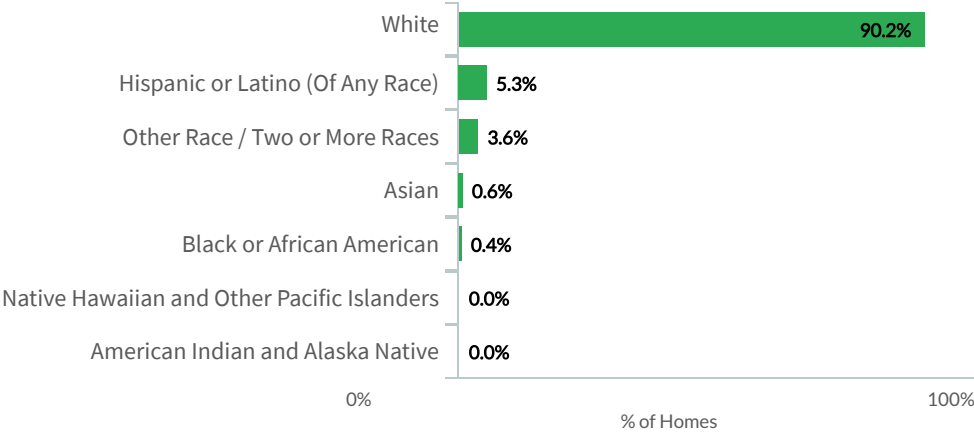
Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.

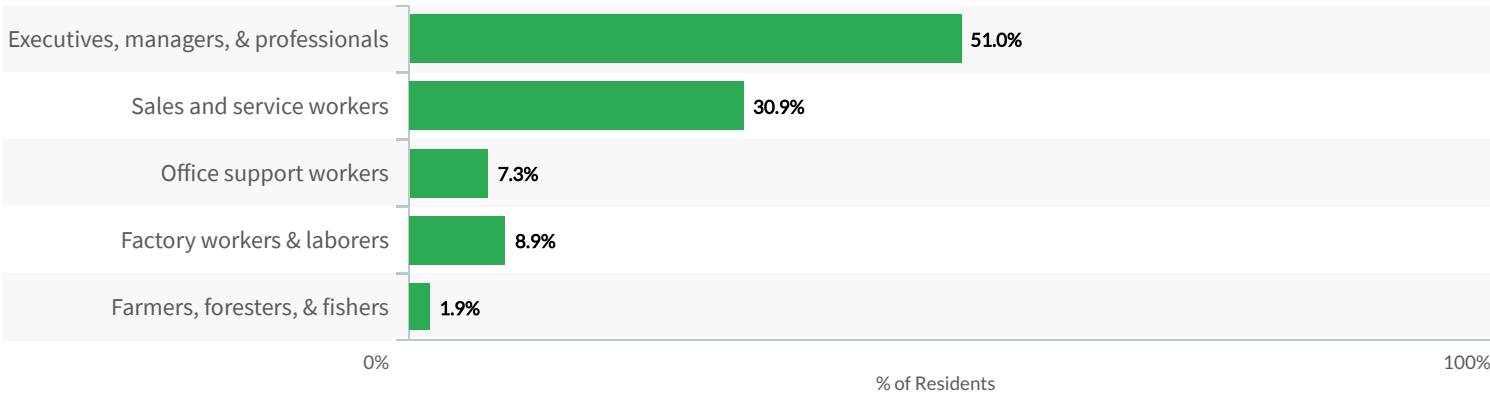


RACE & ETHNIC DIVERSITY

"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

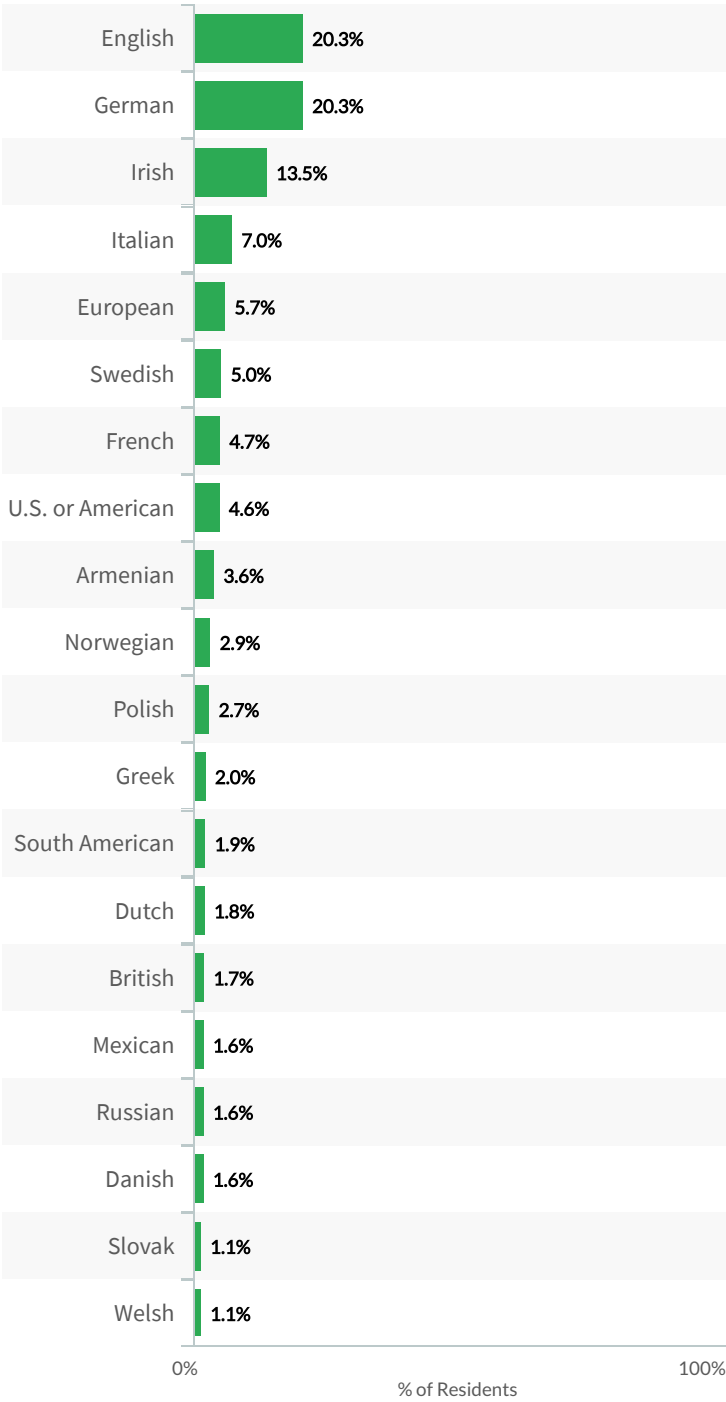


OCCUPATIONS



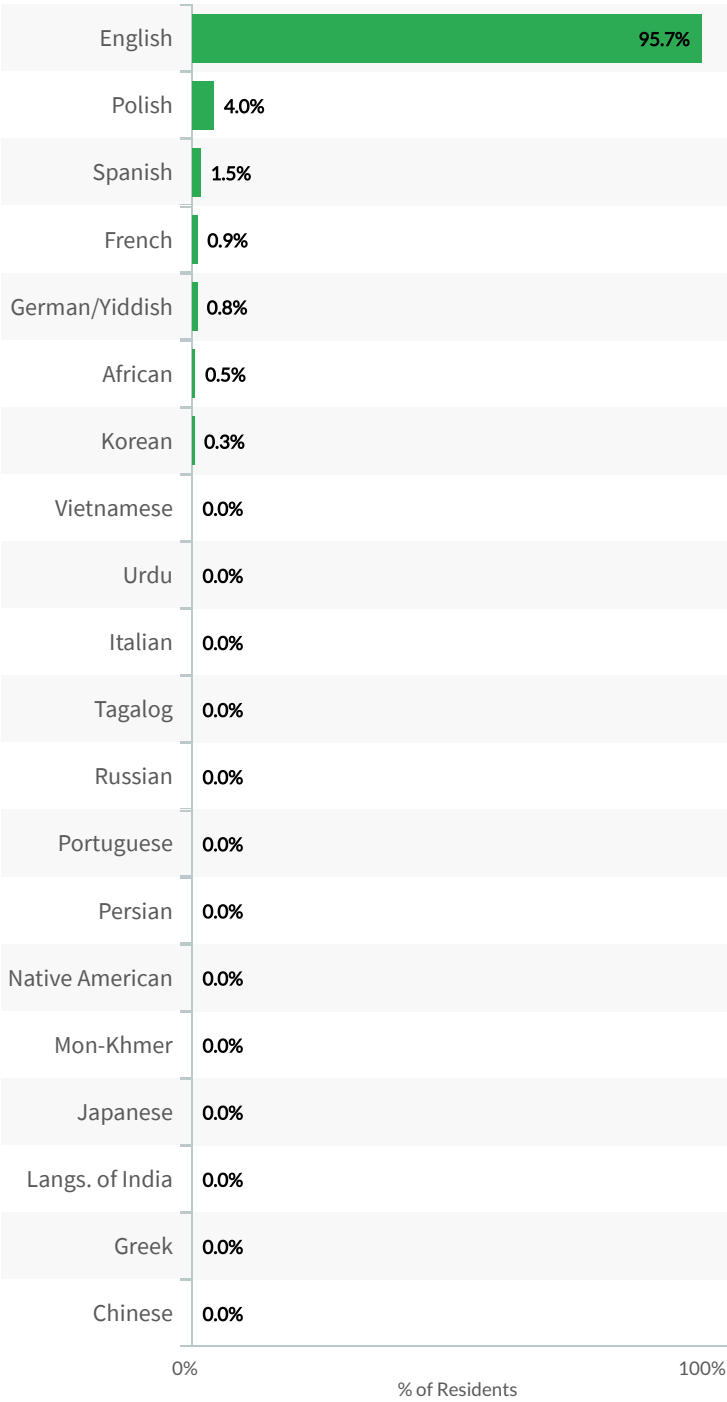
ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



LANGUAGES SPOKEN

Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.

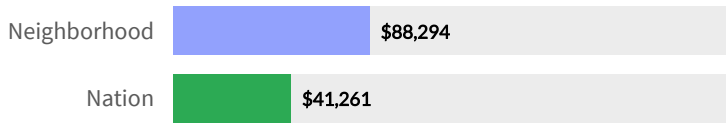


AVERAGE INCOME

Per Capita Income

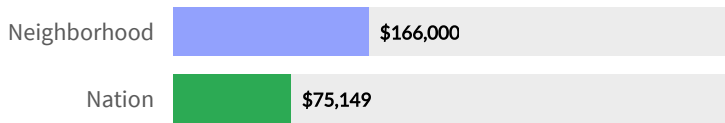
Best measure of the average spending power of each person in the neighborhood.

⚠️ This neighborhood has one of the **highest** per capita incomes in the state, according to NeighborhoodScout's exclusive analysis.



Median Household Income

Best measure of the budget of the typical family or other non-family household.

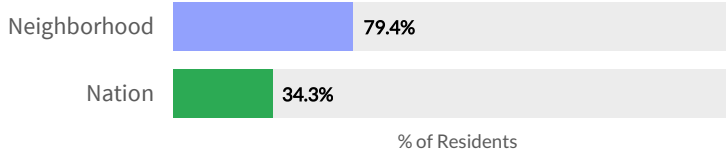


EDUCATION

Adults with College Degree

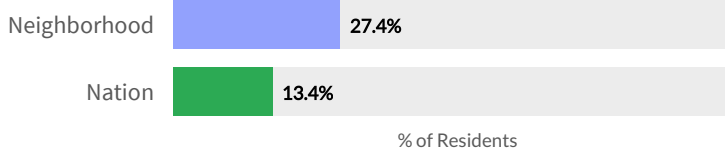
Adults aged 25 and older that have attained at least a 4 year college degree like a BA.

⚠️ This neighborhood has one of the **highest** levels of adult educational attainment in the state, according to NeighborhoodScout's exclusive analysis.



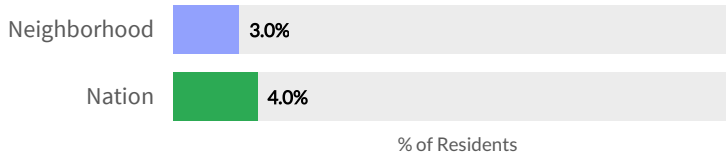
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.

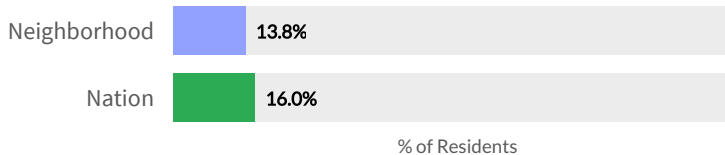


UNEMPLOYMENT RATE

The percent of neighborhood residents who are seeking employment, but are currently unemployed.



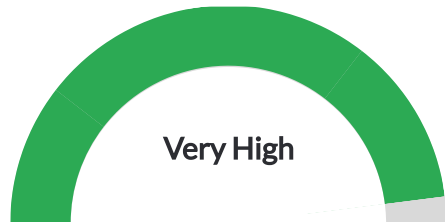
CHILDREN LIVING IN POVERTY



More educated than **97.60%** of U.S. neighborhoods.



Higher income than **95.96%** of U.S. neighborhoods.





Neighborhood Crime Data

3713 Summit Ln, Evergreen, CO 80439

67 Vital Statistics | 4 Condition Alerts

March 10, 2025

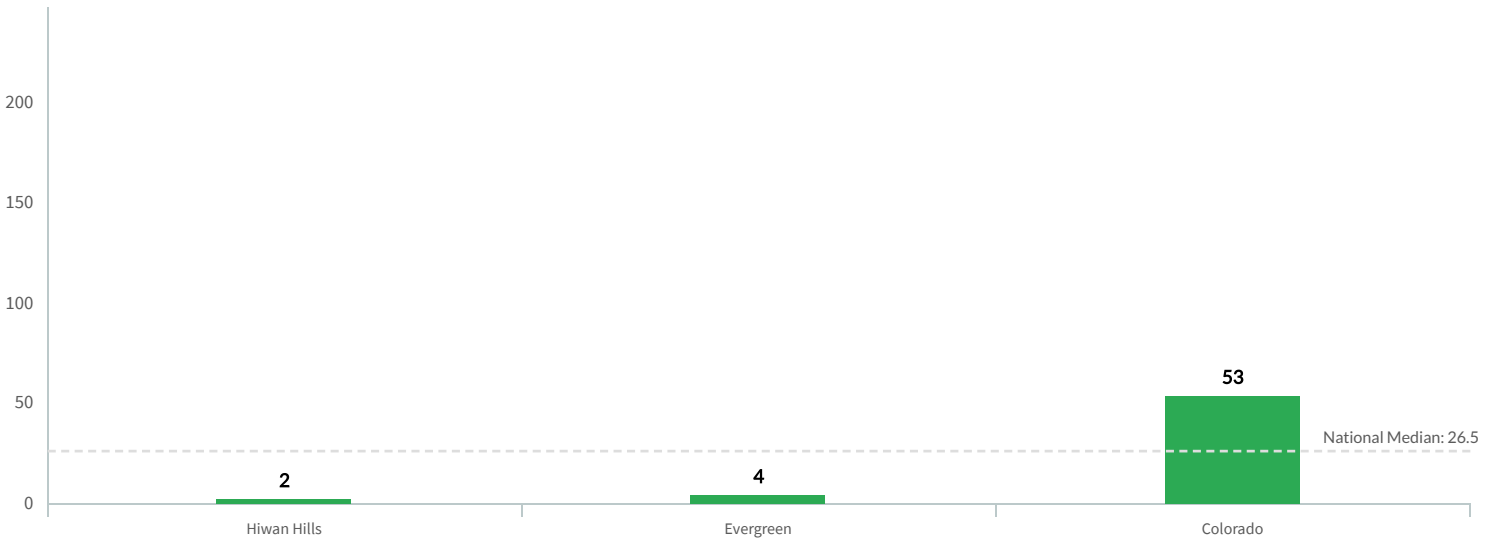
NEIGHBORHOOD CRIME INDEX

Total Crime Index	Violent Crime Index	Property Crime Index
86 (100 is safest) Safer than 86% of U.S. neighborhoods.	85 (100 is safest) Safer than 85% of U.S. neighborhoods. ⚠ This neighborhood has one of the lowest violent crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forceble rape, armed robbery and aggravated assault.	85 (100 is safest) Safer than 85% of U.S. neighborhoods. ⚠ This neighborhood has one of the lowest property crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.

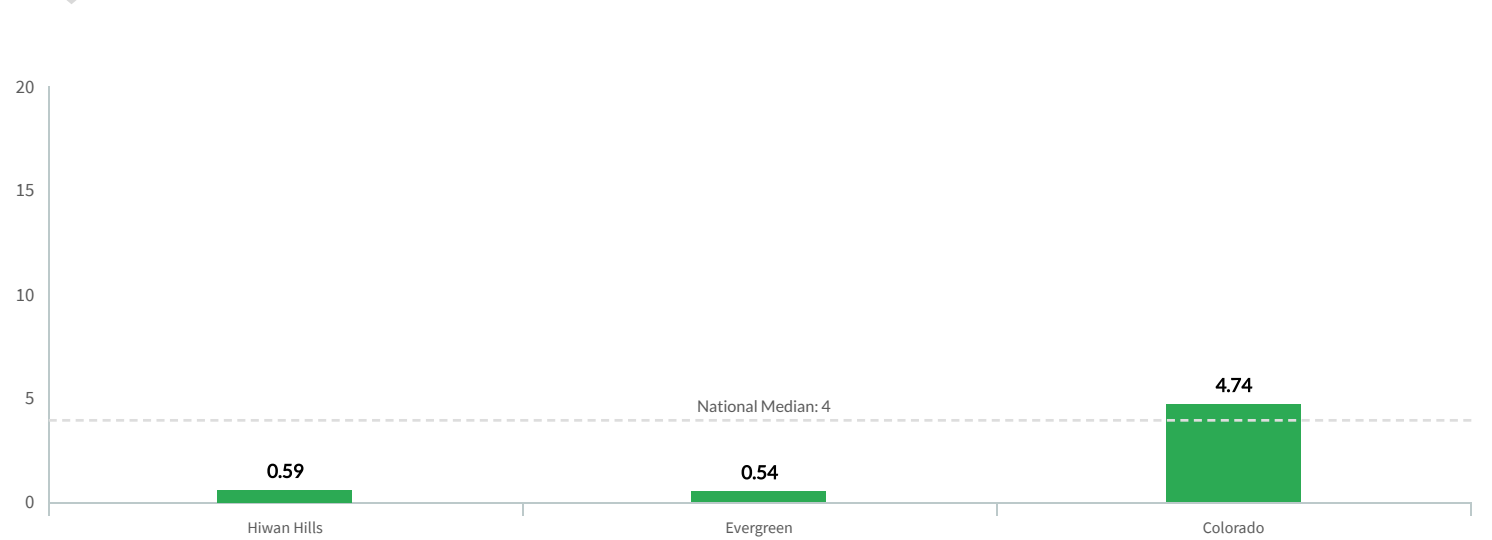
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)

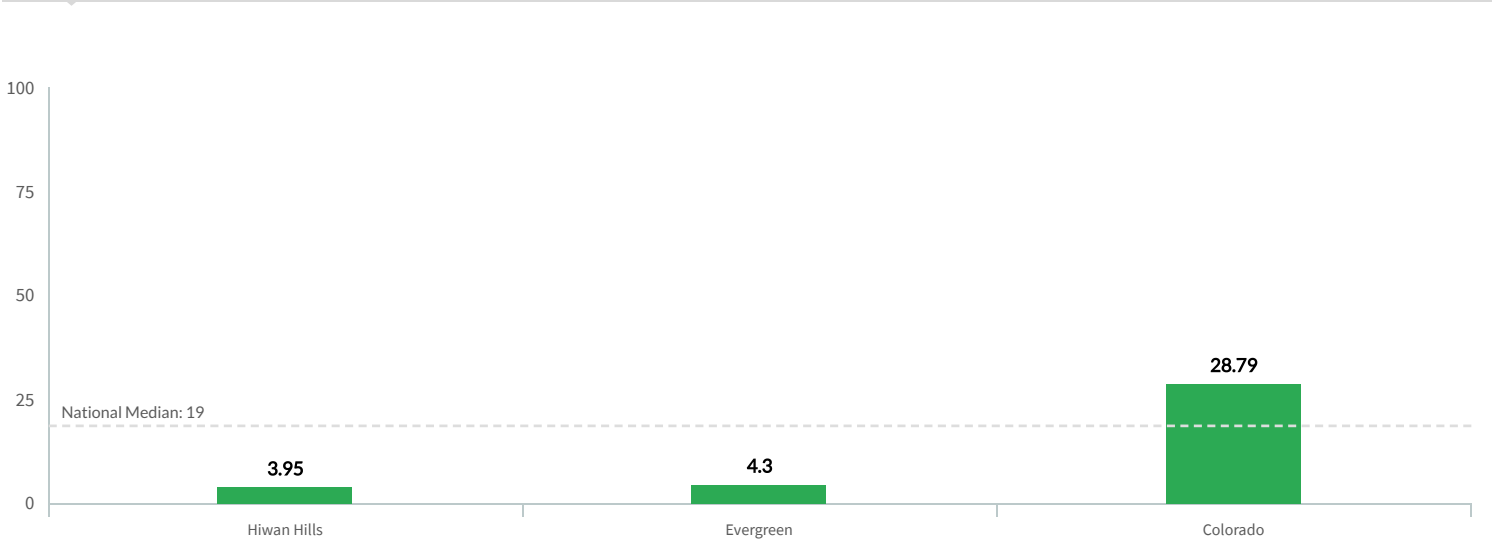


VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime			
1 in 1,687 in this Neighborhood	In this neighborhood residents have one of the lowest chances of becoming a victim of violent crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forceble rape, armed robbery and aggravated assault.	1 IN 1,861 in Evergreen	1 IN 211 in Colorado

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime			
1 in 253 in this Neighborhood	In this neighborhood residents have one of the lowest chances of becoming a victim of property crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.	1 IN 233 in Evergreen	1 IN 35 in Colorado



Neighborhood Public School Data

3713 Summit Ln, Evergreen, CO 80439

65 Vital Statistics | 6 Condition Alerts

March 10, 2025

ZONED SCHOOL RATING INFORMATION

* 10 is the highest

School Quality

School Quality Rating, rates the quality of the zoned K-12 public schools that serve this address.

86

(100 is best)

Better than 86% of all U.S. schools.

Elementary Schools

8

Middle Schools

9

High Schools

9

SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score. * 10 is the highest

School Details	Grades	Compared to CO	Compared to Nation
Bergen Meadow Primary School 1892 Bergen Parkway Evergreen, CO 80439	PK-02	Unreported	Unreported
Bergen Valley Intermediate School 1422 Sugarbush Drive Evergreen, CO 80439	03-05	10	10
Dennison Elementary School 401 Independence Street Lakewood, CO 80226	KG-06	10	10
D'evelyn Junior/senior High School 10359 W Nassau Avenue Denver, CO 80235	06-12	10	10
Evergreen High School 29300 Buffalo Road Evergreen, CO 80439	09-12	9	9
Evergreen Middle School 2059 Hiwan Drive Evergreen, CO 80439	06-08	10	10
Jefferson County Open Elementary School 7655 West 10 Th Avenue Lakewood, CO 80215	PK-06	5	6

3713 Summit Ln, Evergreen, CO 80439 | March 10, 2025

Quality rating scores are provided below with 10 being the highest possible score.

* 10 is the highest

School Details	Grades	Compared to CO	Compared to Nation
<u>Jefferson County Open Secondary School</u> 7655 West 10 Th Avenue Lakewood, CO 80215	07-12	7	8
<u>Manning Options School</u> 13200 West 32 Nd Place Lakewood, CO 80401	06-08	10	10

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Jefferson County School District No. R 1		
75,327	165	17
students enrolled in this district	schools in district	students per classroom

District Quality Compared to CO

9

(10 is best)

Better than 83.7% of all CO school districts.

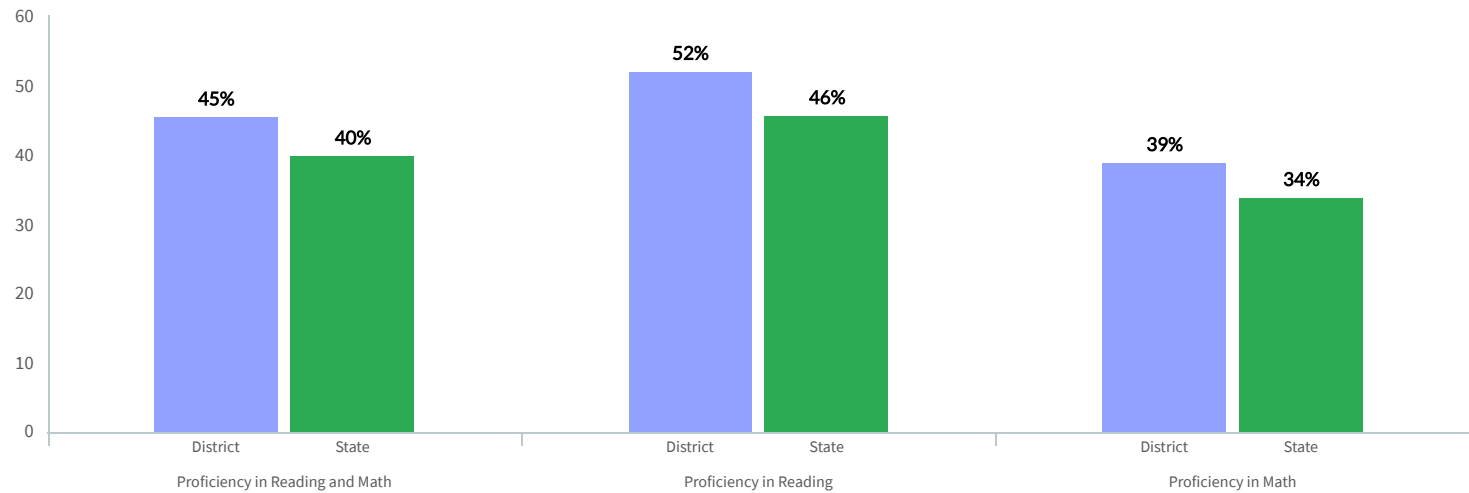
District Quality Compared to U.S.

8

(10 is best)

Better than 75.0% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	68.7%	53.6%
Black	1.4%	4.9%
Hispanic	26.1%	37.0%
Asian Or Pacific Islander	3.2%	3.5%
American Indian Or Native Of Alaska	0.6%	1.0%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	34.2%	38.7%
Free lunch eligible	26.9%	31.8%
Reduced lunch eligible	7.3%	6.9%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,607	\$497,667,000	42.1%
Support Expenditures			
Student	\$854	\$64,330,000	5.4%
Staff	\$778	\$58,613,000	5.0%
General Administration ⚠ Among the lowest per student in this state.	\$93	\$7,010,000	0.6%
School Administration ⚠ Among the highest per student in this state.	\$1,107	\$83,387,000	7.1%
Operation	\$1,121	\$84,408,000	7.1%
Transportation	\$289	\$21,764,000	1.8%
Other	\$862	\$64,919,000	5.5%
Total Support	\$5,103	\$384,431,000	32.5%
Non-instructional Expenditures	\$3,972	\$299,220,000	25.3%
Total Expenditures	\$15,683	\$1,181,318,000	100.0%



Neighborhood Trends and Forecasts

3713 Summit Ln, Evergreen, CO 80439

328 Vital Statistics | 13 Condition Alerts

March 10, 2025

RISING STAR INDEX

Appreciation Potential (3 years)

VERY LOW



Forecast to **appreciate** less than 7.5% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

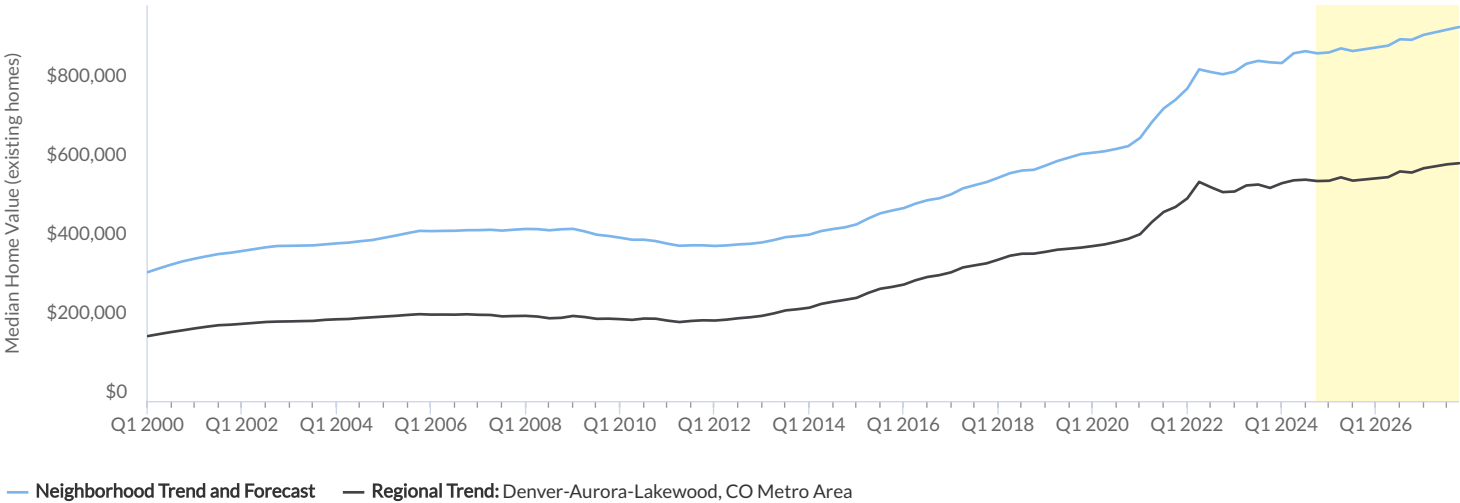
MODERATE



Ranked in the **middle 30%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2024 Q4 - 2027 Q4	6.90%	2.25%		
Latest Quarter: 2024 Q2 - 2024 Q3 Among the lowest appreciation rate in the U.S.	0.61%	2.45%		
Last 12 Months: 2023 Q3 - 2024 Q3 Among the lowest appreciation rate in the U.S.	2.85%	2.85%		
Last 2 Years: 2022 Q3 - 2024 Q3	6.35%	3.13%		
Last 5 Years: 2019 Q3 - 2024 Q3	43.67%	7.52%		
Last 10 Years: 2014 Q3 - 2024 Q3	103.38%	7.36%		
Since 2000: 2000 Q1 - 2024 Q3	150.19%	3.89%		

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

+ School Performance

+ Crime

+ Income Trend

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Neighborhood Look & Feel

- Regional Housing Market Outlook

- Access to High Paying Jobs

- Vacancies

- Real Estate Values Nearby

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

SIMILAR PRICE

1

2

3

4

5

Similar price per sq ft to other neighborhoods nearby.

1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

\$397

neighborhood price per sq ft

\$379

average nearby home price per sqft

Access to High-Paying Jobs

LIMITED

1

2

3

4

5

On average in the **bottom 20%** for job accessibility.

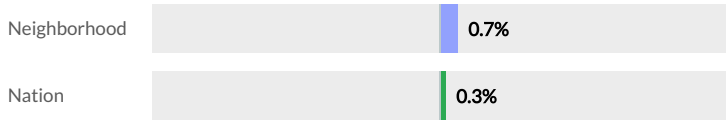
1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	42
10 minutes	1125
15 minutes	2130
20 minutes	3562
30 minutes	55153
45 minutes	458106
60 minutes	909627

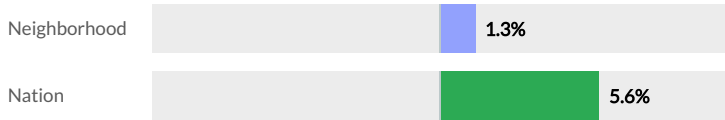
*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

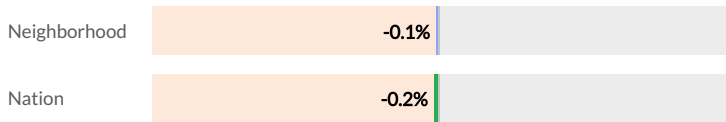


Avg. Annual Rent Price Trend

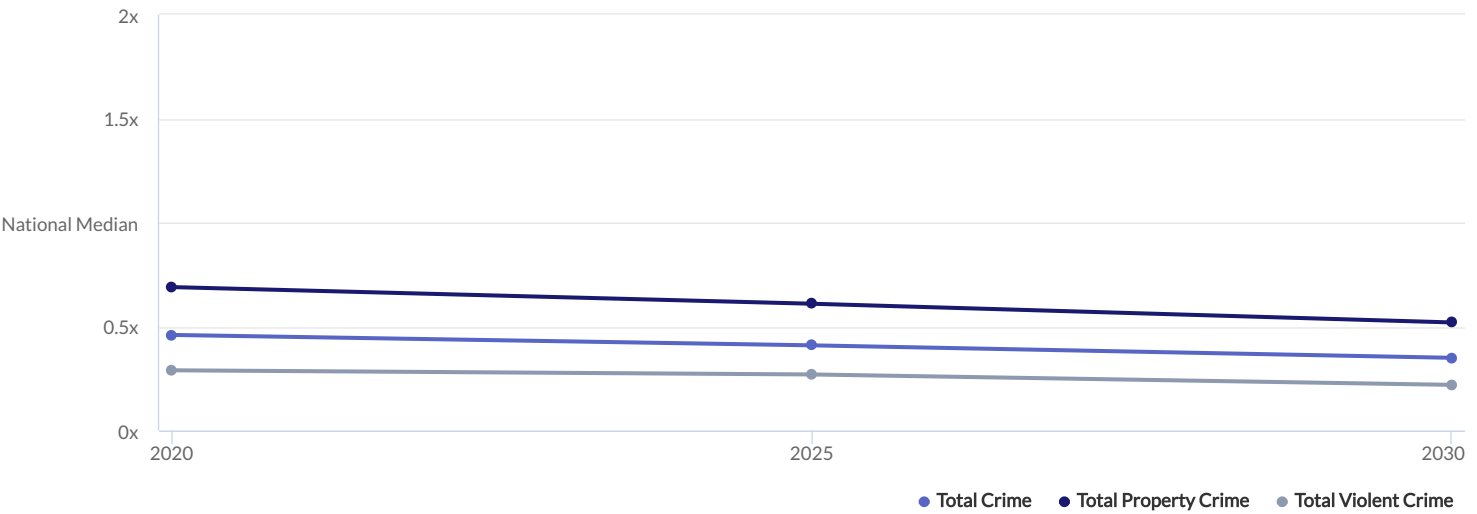


Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



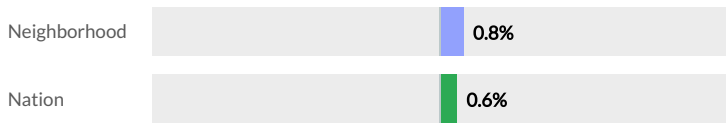
SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

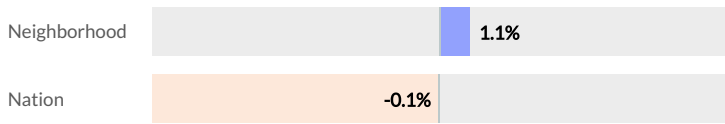
Avg. Annual Change in College Graduates

College graduates are defined as adults 25 and older with at least a 4-year college degree.



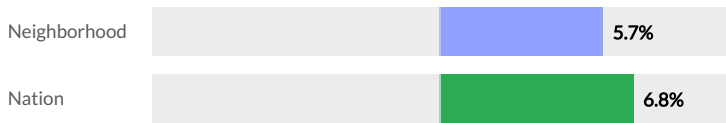
Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.

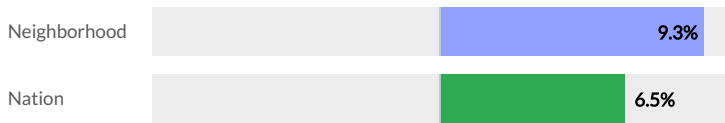


SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income

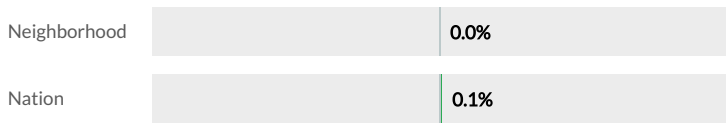


Avg. Annual Change in Household Income



⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile ⚠️ Population growth within one half mile of this location has been among the highest in the nation over the last 5 years.	558	655	17.38% ↑
1 Mile	2,543	2,446	-3.81% ↓
3 Miles	13,173	13,557	2.92% ↑
5 Miles	27,091	26,684	-1.50% ↓
10 Miles	127,992	125,246	-2.15% ↓
15 Miles ⚠️ Population growth within 15 miles of this location has been among the lowest in the nation over the last 5 years.	540,075	525,033	-2.79% ↓
25 Miles	2,142,098	2,123,710	-0.86% ↓
50 Miles	3,470,637	3,564,015	2.69% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Denver-Aurora-Lakewood, CO Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

LOW



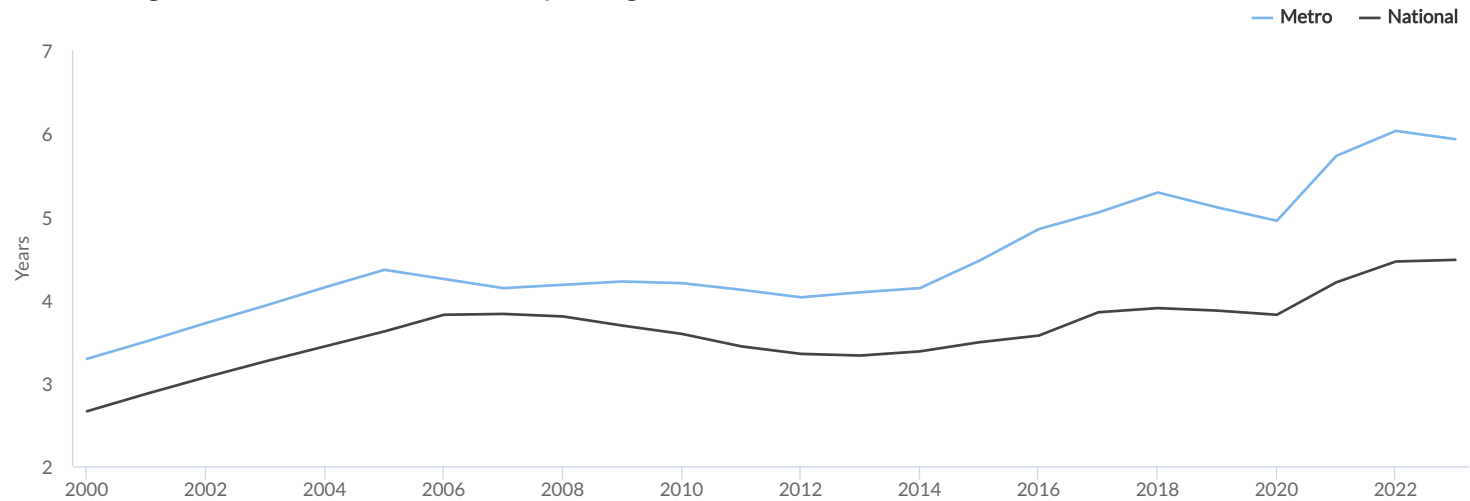
Forecast to **appreciate** between 0.0% and 10.0% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS

Denver-Aurora-Lakewood, CO Metro Area

Years of average household income needed to buy average home



3.29 Region's Historical Low	6.03 Region's Historical High ⚠ The number of years of income needed to buy a home in this region has historically been among the highest in the nation. Housing has been very unaffordable to the average household.	5.93 Current ⚠ The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.
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REGIONAL 1 AND 2 YEAR GROWTH TRENDS

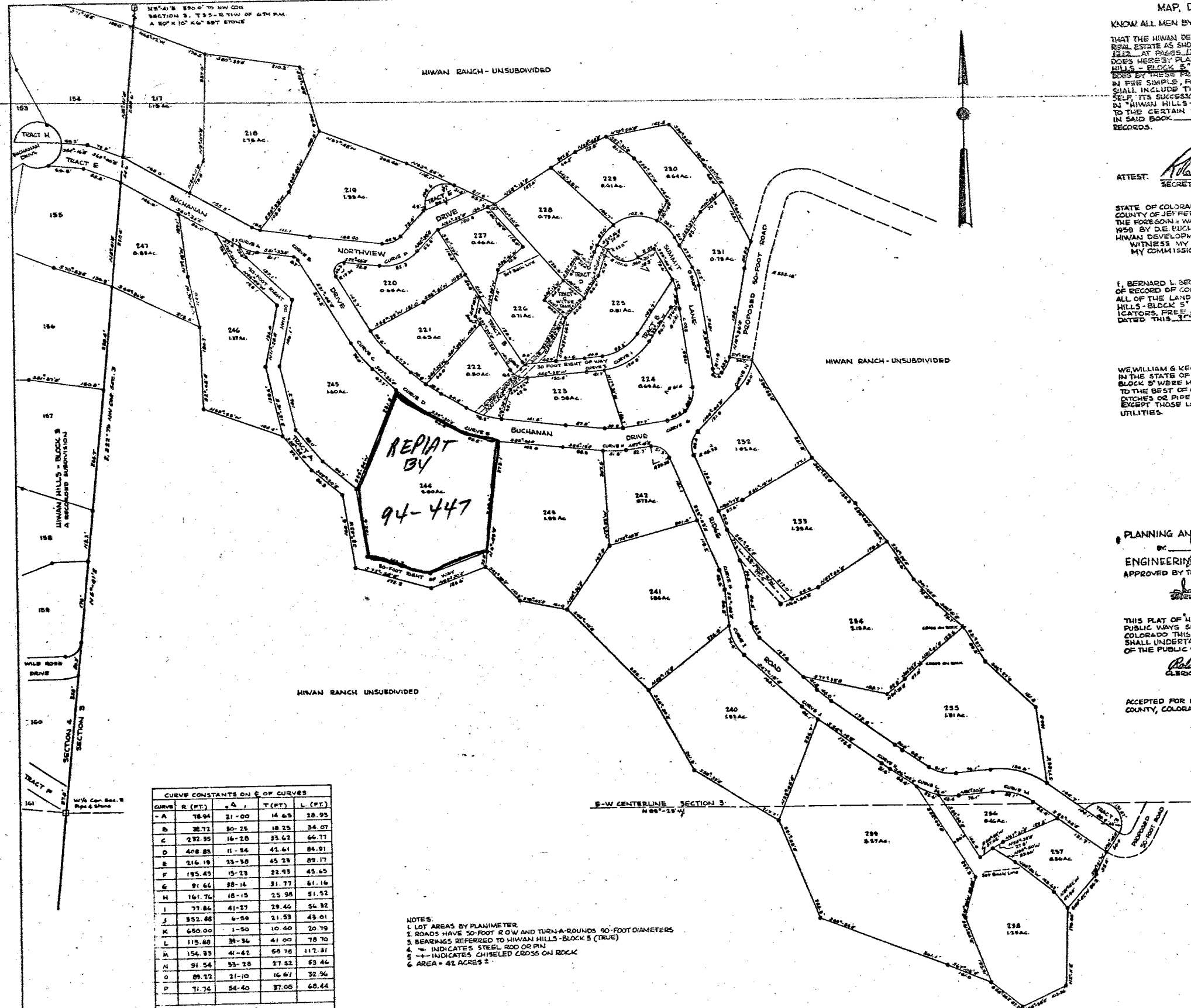
Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	3.80%	9	1.93%	9
	Among the highest in the nation over the last 2 years.		Population growth in this region has been among the highest in the nation over the last year.	
Job Growth	6.72%	7	1.15%	5
Income Trend	13.39%	7	4.20%	6
Unemployment Trend	1.06%	3	1.33%	1
			The increase in unemployment in this region has been among the highest in the nation over the last year.	
Stock Performance of Region's Industries	39.31%	8	24.61%	8
Housing Added	3.89%	9	1.70%	9
	The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.		The rate of new housing construction in this region has been among the highest in the nation over the last year.	
Vacancy Trend	-0.61%	8	-0.18%	8

* 10 is highest

DISCLAIMER

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by Location Inc. Nothing contained in or generated by a Location Inc. product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. makes no express or implied warranty and all information and content is provided "As is" without any warranties of any kind. Location Inc. expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).



CURVE CONSTANTS ON C OF CURVES				
CURVE	R (FT.)	Δ (°)	T (PT.)	L (PT.)
A	78.94	21-00	14.63	28.93
B	36.71	30-25	18.23	34.07
C	232.35	16-28	33.62	64.71
D	408.83	11-54	42.41	84.91
E	216.19	23-38	45.23	89.17
F	195.43	15-23	22.93	45.45
G	91.64	28-14	31.77	61.16
H	161.76	18-15	25.98	51.52
I	71.84	41-27	28.46	54.32
J	352.86	6-59	21.53	43.01
K	650.00	1-50	10.40	20.79
L	115.88	26-34	41.00	78.70
M	154.33	41-42	50.78	112.21
N	91.54	33-28	27.32	53.46
O	89.22	21-10	16.67	32.96
P	71.74	54-40	37.05	68.44
TRACT C - CENTER LINE				
1	121.00	43-43	87.50	107.98
2	716.46	3-16	30.43	40.05
3	23.31	62-05	14.05	25.24

NOTES:
 1. LOT AREAS BY PLANIMETER.
 2. ROADS HAVE 50-FOOT ROW AND TURN-A-ROUNDS 90-FOOT DIAMETERS.
 3. BEARINGS REFERRED TO HIWAN HILLS - BLOCK 5 (TRUE).
 4. - INDICATES STEEL ROD OR PIN.
 5. - INDICATES CHISELED CROSS ON ROCK.
 6. AREA - 41 ACRES ±.

MAP, DEDICATION AND PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
 THAT THE HIWAN DEVELOPMENT CO. A COLORADO CORPORATION, BEING THE OWNER OF THE REAL ESTATE AS SHOWN HEREON AND AS PARTICULARLY DESCRIBED AND RECORDED IN BOOK 1212 AT PAGES 112 TO 123, INCLUSIVE OF JEFFERSON COUNTY, COLORADO RECORDS DOES HEREBY PLAT AND SUBDIVIDE THE SAME UNDER THE NAME AND STYLE OF HIWAN HILLS - BLOCK 5, WITH LOTS, TRACTS AND ROADS AS SHOWN HEREON, AND THE OWNER DOES BY THESE PRESENTS GRANT AND DEDICATE TO JEFFERSON COUNTY, COLORADO IN FREE SIMPLE, FOR THE USE OF THE PUBLIC, ALL OF SUCH ROADS (THE WORD "ROADS" SHALL INCLUDE THE WORDS "LANE AND DRIVE"). THE OWNER HEREBY RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS CERTAIN RIGHTS IN AND TO THE LOTS AND TRACTS IN "HIWAN HILLS - BLOCK 5" AND HEREBY SUBJECTS THE USE OF THE LOTS AND TRACTS TO THE CERTAIN RIGHTS, RESTRICTIONS AND PROTECTIVE COVENANTS AS ON RECORD IN SAID BOOK 1212 AT PAGES 112 TO 123, INCLUSIVE, OF JEFFERSON COUNTY, COLORADO RECORDS.

ATTEST: *Robert M. Kirchner* SECRETARY
Robert M. Kirchner BY: *Robert M. Kirchner* PRESIDENT

STATE OF COLORADO
 COUNTY OF JEFFERSON
 THE FOREGOING WAS SIGNED AND ACKNOWLEDGED BEFORE ME THIS 9th DAY OF AUGUST, 1959 BY DE BUCHANAN AS PRESIDENT AND ROBERT M. KIRCHNER AS SECRETARY OF HIWAN DEVELOPMENT CO., A COLORADO CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 8-11-64
El C. Roche
 NOTARY PUBLIC

I, BERNARD L. BECK, AN ATTORNEY AT LAW, DULY LICENCED TO PRACTICE BEFORE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF ALL OF THE LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE PLAT OF HIWAN HILLS - BLOCK 5 AS A PUBLIC WAY, AND THAT TITLE TO SUCH LANDS IS IN THE DEEDGATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.
 DATED THIS 3rd DAY OF AUGUST, 1959
Bernard L. Beck
 ATTORNEY AT LAW

WE, WILLIAM G. KECK AND ARTHUR FRECHART, REGISTERED ENGINEER AND LAND SURVEYORS IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF HIWAN HILLS - BLOCK 5 WERE MADE BY US, OR UNDER OUR SUPERVISION, AND THAT BOTH ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. WE FURTHER CERTIFY THAT THERE ARE NO IRREGULARITIES, EJECTMENTS OR PIPE LINES IN EVIDENCE ON THIS SUBDIVISION, EXCEPT AS SHOWN HEREON, EXCEPT THOSE LOCATED WITHIN ROADS, UTILITY EASEMENTS OR TRACTS RESERVED FOR UTILITIES.
William G. Keck
 REGISTERED LAND SURVEYOR
Arthur Frechart
 REGISTERED RE AND LAND SURVEYOR

COUNTY APPROVALS

PLANNING AND ZONING DEPARTMENT
 BY: *James S. Sord*
 SECRETARY
 ENGINEERING DEPARTMENT BY: *William W. Russell*
 APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 12th DAY OF AUGUST, 1959
James S. Sord
 SECRETARY
 HEALTH DEPARTMENT
 BY: *Donald E. Tuck*
 CHAIRMAN
 770118

THIS PLAT OF HIWAN HILLS - BLOCK 5 IS APPROVED FOR FILING, AND CONVEYANCE OF THE PUBLIC WAYS SHOWN HEREON ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 12th DAY OF AUGUST, 1959, SUBJECT TO THE CONDITION THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH PUBLIC WAYS ONLY AFTER CONSTRUCTION OF THE PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDOR.
Robert W. Hunter
 CLERK
Robert W. Hunter
 CHAIRMAN, CO. COMMISSIONERS

ACCEPTED FOR FILING, AND FILED AND RECORDED IN THE OFFICE OF THE JEFFERSON COUNTY, COLORADO, CLERK AND RECORDER THIS 10th DAY OF AUGUST, 1959
 RECEPTION NO. 770118
 TIME: 1:35 P.M.
Robert W. Hunter
 COUNTY CLERK AND RECORDER

HIWAN HILLS - BLOCK 5
 A SUBDIVISION IN SECTION 3, T55S-R71W OF 6TH P.M.
 JEFFERSON CO. COLO.
 SCALE 1"=100 FT.
 PREPARED FOR
 HIWAN DEVELOPMENT CO.
 BY
 WILLIAM G. KECK & ASSOC.
 EVERGREEN, COLO.
 DR. BY: W.G.K.
 CK. BY: W.G.K.
 AUGUST, 1959
 FILE NO. T-1009

753001
753001

1975 DEC 16 AM 9:11
County of Jefferson State of Co
Recorded IN

00, 18.00, 00, 00
992409.29.31 CA
00, 18.00, 00, 00 CA

2800 503

PROTECTIVE COVENANTS

FOR

HIWAN HILLS - BLOCK 5

The following protective covenants are hereby adopted as changes and alterations of the original protective covenants filed in the Office of the Clerk and Recorder of Jefferson County, State of Colorado, and recorded on August 10, 1959, in Book 1212 at Page 179, and pursuant to Paragraph 11 of said protective covenants the owners of the majority of the lots in Hiwan Hills - Block 5 by this instrument duly signed, acknowledged below, do hereby change and alter the provisions in part. It is the express intention of the owners of the majority of the lots in Hiwan Hills - Block 5 that the provisions below shall control and shall be the protective covenants for Hiwan Hills - Block 5, County of Jefferson, State of Colorado, hereinafter referred to as "Association".

1. No structure shall be placed, erected, or altered on any building sites other than one detached, single-family dwelling not to exceed two stories or a maximum of 35 feet in height, a private garage for not more than 3 cars, and other outbuilding incidental to residential use of any lot.

2. No building or structure shall be erected, placed or altered on any lot until the building plans, specifications and plot plan showing the location of such building or structure have been approved in writing as to general plan and external design and as to the location of the structure with respect to property and setback lines by the Covenants Committee of the Association. It shall be the duty and obligation of any owner of a lot in Hiwan Hills - Block 5 desiring to erect, place or alter any such building or structure to contact the Covenants Committee of the Association. Should the Covenants Committee fail to approve or disapprove such plan, design and location within 30 days after such plans and specifications have been submitted to them or if no suit to enjoin the erection or alteration of any building or structure has been commenced prior to the completion thereof, then such approval shall not be required and the plans, specifications and plot plans shall be deemed to have been approved.

The Covenants Committee of the Association shall use the following criteria for their decision as to their approval or disapproval as outlined above:

A. The plans, specifications and other supporting documentation supplied to the Covenants Committee by the owner taken as a whole shall be viewed for the purpose of maintaining fair and adequate property values.

B. The plans, specifications and other supporting documents would conform to the general scheme of the other homes in Hiwan Hills - Block 5.

2800 503

C. The plans, specifications and other supporting documents supplied by the owner taken as a whole show that the proposed building or buildings would not lessen the attractiveness of Hiwan Hills - Block 5 in relationship to the other homes in the immediate vicinity thereof.

D. The plans, specifications and other supporting documents supplied by the owner taken as a whole would promote safety, property values and welfare of the present and future inhabitants of Hiwan Hills - Block 5, and that the building or buildings proposed to be built would not cause undue congestion and would not cause other owners in Hiwan Hills - Block 5 to be denied light and air or other dangers inconsistent with the growth of Hiwan Hills - Block 5.

E. The Covenants Committee shall also take into consideration all other relative factors and may, if they deem it necessary, require the owner to supply additional information or documents necessary for the proper decision-making process. Further, nothing in this provision shall preclude the owner of any lot from supplying any and all information whether required or not to the Covenants Committee for its consideration, and the Covenants Committee shall take into its consideration all materials submitted to it from the owner of any lot.

F. The Covenants Committee shall not fail to approve any plan or design for factors unrelated to the above-stated objectives and further, the Covenants Committee of the Association shall not unreasonably withhold its approval.

3. All lots shall be limited to residential use only and no noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, and/or creates traffic.

4. Each single-family residence constructed shall have no less than 1,200 square feet of ground floor area and a total of 1,800 square feet devoted to living purposes exclusive of unroofed or roofed porches, terraces, basements, garages, and carports.

5. Except as otherwise approved by the Covenants Committee, every building, structure or other improvement, other than fences, terraces, and steps shall be set back in accordance with the following conditions:

A. Front yard setbacks; not less than 30 feet from any street lot line.

B. Side yard and rear yard setbacks; not less than 25 feet from any lot line.

6. An easement 8 feet wide is excepted and reserved along all side and rear lot lines of said lots for utility installation and maintenance; provided, however, that the owner hereby reserves to itself, its successors and assigns, the right to vacate the easement along any interior side lot lines if two or more adjoining lots are sold for use as a single dwelling site.

7. When public sewers become available, all dwellings must make use thereof and pending availability of sewers each dwelling must be provided with a septic tank and leaching field or a disposal system of a design approved by the State Board of Health and correctly installed to be harmless to another and adjoining property. No outside toilet shall be erected or permitted on any lot.

8. Except upon written permission of the Covenants Committee, no live timber shall be removed from any lot or destroyed unless necessary to provide the location for a residence, outbuilding, private garage, servant's quarters, private driveway or other improvements necessary or suitable to be erected upon residential property.

9. No billboard or other advertising device shall be erected or permitted on any lot nor shall anything be done or permitted on any lot which will deface or mar the natural scenery thereon. "For Sale" signs must be approved by the Covenants Committee.

10. No horses, cattle, sheep, goats, pigs, poultry, burros, donkeys, or other livestock of any description shall be kept or maintained on any part of the lot. Residents may keep other animals, including no more than two adult dogs, which animals are bona fide household pets so long as such pets are not kept for commercial purposes and do not constitute a nuisance. Residents who are horse owners in Hiwan Hills - Block 5 as of the effective date of these covenants may maintain their horses on their lots but in no instance shall new horses be added to a lot, and if a horse owner vacates his lot, the new resident may not maintain horses on the lot. When horses are kept on a lot, the stable area must be kept neat, clean and free of offensive odors. Manure must be removed at least monthly, weather permitting. An approved shelter for horses shall be provided.

11. No temporary house, trailer, tent, garage or outbuilding shall be placed or erected on any part of any lot and no residence placed or erected on any lot shall be occupied prior to its being fully completed in accordance with plans approved by the Covenants Committee nor shall any residence when completed be in any manner occupied until made to comply with all requirements, conditions, and restrictions contained herein; provided, however, that during the actual construction of any improvement on any lot, necessary temporary buildings for the storage of materials may be erected and maintained by the person doing such construction. The work of constructing, altering, or remodeling of any building or part thereof shall be prosecuted diligently and shall be completed no later than 270 days after the issuance of the building permit for same.

12. There shall be with each residence an area enclosed to conceal (from adjoining lots and roads) garbage cans, propane tanks, and storage piles, except for wood stored for household use.

13. No unlicensed vehicle not in use shall remain on any lot.

14. If any trees on any lot are infected with any transferrable disease that might be injurious to adjoining trees on adjoining lots, then these trees must be treated and removed by the property owner. Should the property owner fail to treat his infected trees in an appropriate manner, the Association shall, after giving the owner 30 days written notice, have the right to treat and remove any infected trees at the owner's expense and the Association shall have a lien against the property to secure payment from the owner for this expense.

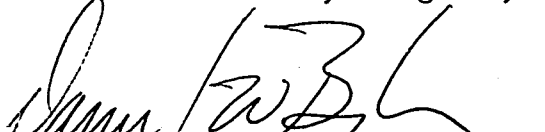
15. Any fence erected must be approved by the Covenants Committee of the Association using the same criteria as outlined in Paragraph 2.

16. In case of any violation of any of the provisions hereof, the owner or owners of any lot in Hiwan Hills - Block 5 may, in addition to other remedies at law or in equity including action for damages, have such violations perpetually enjoined or, in the case of the erection or maintenance of any building, structure or thing in violation of any of the provisions hereof, may have such building, structure or thing removed by proper legal proceedings.

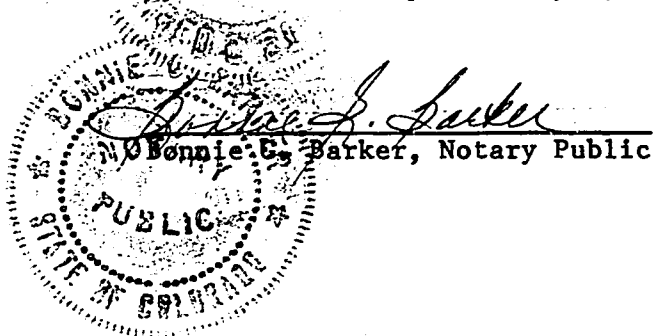
17. Invalidation of any of the provisions hereof by judgment or order of court shall, in no way, affect any of the other provisions hereof which shall remain in full force and effect.

18. The provisions hereof shall be covenants running with the land and shall enure to the benefit of and be binding upon all owners and their successors and assigns; provided, however, the owners of the majority of the lots in Hiwan Hills - Block 5 may, by instrument in writing duly signed, acknowledged and recorded in the Office of the Clerk and Recorder of Jefferson County, change, revoke or alter said provisions in whole or in part.

FIRST NATIONAL BANK, Evergreen, CO


Daniel W. Baylor,
Assistant Vice President

Subscribed and sworn before me this 8th day of December, 1975.
My Commission Expires July 5, 1978.



1. Katherine C. Crane
2. George A. Crane Jr.
3. Carolyn V. Nelson
4. Sterling Nelson
5. Shirley M. Nelson
6. Ruth A. Krasner
7. George Thorne
8. Jane O'Reilly
9. John T. O'Reilly
10. Constance J. Thompson
11. Morris H. Thompson
12. Jean T. McBride
13. Donald G. McBride

14. Marcia Younger
 15. Lane Younger
 16. Douglas A. Lyons
 17. Nancy Lyons
 18. Janice V. Hutter
 19. L. W. Hutter
 20. Elizabeth O. Buckingham
 21. Helen S. Stephenson
 22. M. B. Stephenson

23. Charles J. Pyne
 24. Barbara L. Pyne
 25. Lewis W. Buckley

2800 507

The above and foregoing signatures numbers one through twenty-five were subscribed and sworn to before me this 8th day of December, 1975.

My commission expires October 15, 1979.

Beverly D. Howard
 Notary Public



Janet D. Hall

The above and foregoing signature was subscribed and sworn to before me the 10th December, 1975

My commission expires Oct. 10, 1979

Harry Rogen
 NOTARY PUBLIC

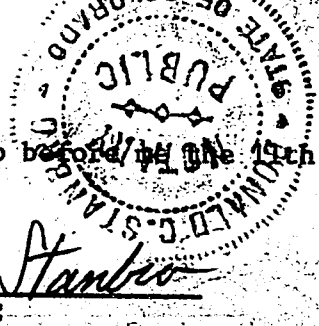


Ellen Karane Probsky
 William W. Probsky

The above and foregoing signatures was subscribed and sworn to before me the 14th of December, 1975.

My commission expires March 10, 1977.

Donald C. Hambro
 NOTARY PUBLIC



2800 507

PROTECTIVE COVENANTSFORHIWAN HILLS - BLOCK 5

The following protective covenants are hereby adopted as changes and alterations of the original protective covenants filed in the Office of the Clerk and Recorder of Jefferson County, State of Colorado, and recorded on August 10, 1959, in Book 1212 at Page 179, and pursuant to Paragraph 11 of said protective covenants the owners of the majority of the lots in Hiwan Hills - Block 5 by this instrument duly signed, acknowledged below, do hereby change and alter the provisions in part. It is the express intention of the owners of the majority of the lots in Hiwan Hills - Block 5 that the provisions below shall control and shall be the protective covenants for Hiwan Hills - Block 5, County of Jefferson, State of Colorado, hereinafter referred to as "Association".

1. No structure shall be placed, erected, or altered on any building sites other than one detached, single-family dwelling not to exceed two stories or a maximum of 35 feet in height, a private garage for not more than 3 cars, and other outbuilding incidental to residential use of any lot.

2. No building or structure shall be erected, placed or altered on any lot until the building plans, specifications and plot plan showing the location of such building or structure have been approved in writing as to general plan and external design and as to the location of the structure with respect to property and setback lines by the Covenants Committee of the Association. It shall be the duty and obligation of any owner of a lot in Hiwan Hills - Block 5 desiring to erect, place or alter any such building or structure to contact the Covenants Committee of the Association. Should the Covenants Committee fail to approve or disapprove such plan, design and location within 30 days after such plans and specifications have been submitted to them or if no suit to enjoin the erection or alteration of any building or structure has been commenced prior to the completion thereof, then such approval shall not be required and the plans, specifications and plot plans shall be deemed to have been approved.

The Covenants Committee of the Association shall use the following criteria for their decision as to their approval or disapproval as outlined above:

A. The plans, specifications and other supporting documentation supplied to the Covenants Committee by the owner taken as a whole shall be viewed for the purpose of maintaining fair and adequate property values.

B. The plans, specifications and other supporting documents would conform to the general scheme of the other homes in Hiwan Hills - Block 5.

C. The plans, specifications and other supporting documents supplied by the owner taken as a whole show that the proposed building or buildings would not lessen the attractiveness of Hiwan Hills - Block 5 in relationship to the other homes in the immediate vicinity thereof.

D. The plans, specifications and other supporting documents supplied by the owner taken as a whole would promote safety, property values and welfare of the present and future inhabitants of Hiwan Hills - Block 5, and that the building or buildings proposed to be built would not cause undue congestion and would not cause other owners in Hiwan Hills - Block 5 to be denied light and air or other dangers inconsistent with the growth of Hiwan Hills - Block 5.

E. The Covenants Committee shall also take into consideration all other relative factors and may, if they deem it necessary, require the owner to supply additional information or documents necessary for the proper decision-making process. Further, nothing in this provision shall preclude the owner of any lot from supplying any and all information whether required or not to the Covenants Committee for its consideration, and the Covenants Committee shall take into its consideration all materials submitted to it from the owner of any lot.

F. The Covenants Committee shall not fail to approve any plan or design for factors unrelated to the above-stated objectives and further, the Covenants Committee of the Association shall not unreasonably withhold its approval.

3. All lots shall be limited to residential use only and no noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, and/or creates traffic.

4. Each single-family residence constructed shall have no less than 1,200 square feet of ground floor area and a total of 1,800 square feet devoted to living purposes exclusive of unroofed or roofed porches, terraces, basements, garages, and carports.

5. Except as otherwise approved by the Covenants Committee, every building, structure or other improvement, other than fences, terraces, and steps shall be set back in accordance with the following conditions:

A. Front yard setbacks; not less than 30 feet from any street lot line.

B. Side yard and rear yard setbacks; not less than 25 feet from any lot line.

6. An easement 8 feet wide is excepted and reserved along all side and rear lot lines of said lots for utility installation and maintenance; provided, however, that the owner hereby reserves to itself, its successors and assigns, the right to vacate the easement along any interior side lot lines if two or more adjoining lots are sold for use as a single dwelling site.

7. When public sewers become available, all dwellings must make use thereof and pending availability of sewers each dwelling must be provided with a septic tank and leaching field or a disposal system of a design approved by the State Board of Health and correctly installed to be harmless to another and adjoining property. No outside toilet shall be erected or permitted on any lot.

8. Except upon written permission of the Covenants Committee, no live timber shall be removed from any lot or destroyed unless necessary to provide the location for a residence, outbuilding, private garage, servant's quarters, private driveway or other improvements necessary or suitable to be erected upon residential property.

9. No billboard or other advertising device shall be erected or permitted on any lot nor shall anything be done or permitted on any lot which will deface or mar the natural scenery thereon. "For Sale" signs must be approved by the Covenants Committee.

10. No horses, cattle, sheep, goats, pigs, poultry, burros, donkeys, or other livestock of any description shall be kept or maintained on any part of the lot. Residents may keep other animals, including no more than two adult dogs, which animals are bona fide household pets so long as such pets are not kept for commercial purposes and do not constitute a nuisance. Residents who are horse owners in Hiwan Hills - Block 5 as of the effective date of these covenants may maintain their horses on their lots but in no instance shall new horses be added to a lot, and if a horse owner vacates his lot, the new resident may not maintain horses on the lot. When horses are kept on a lot, the stable area must be kept neat, clean and free of offensive odors. Manure must be removed at least monthly, weather permitting. An approved shelter for horses shall be provided.

11. No temporary house, trailer, tent, garage or outbuilding shall be placed or erected on any part of any lot and no residence placed or erected on any lot shall be occupied prior to its being fully completed in accordance with plans approved by the Covenants Committee nor shall any residence when completed be in any manner occupied until made to comply with all requirements, conditions, and restrictions contained herein; provided, however, that during the actual construction of any improvement on any lot, necessary temporary buildings for the storage of materials may be erected and maintained by the person doing such construction. The work of constructing, altering, or remodeling of any building or part thereof shall be prosecuted diligently and shall be completed no later than 270 days after the issuance of the building permit for same.

12. There shall be with each residence an area enclosed to conceal (from adjoining lots and roads) garbage cans, propane tanks, and storage piles, except for wood stored for household use.

13. No unlicensed vehicle not in use shall remain on any lot.

14. If any trees on any lot are infected with any transferrable disease that might be injurious to adjoining trees on adjoining lots, then these trees must be treated and removed by the property owner. Should the property owner fail to treat his infected trees in an appropriate manner, the Association shall, after giving the owner 30 days written notice, have the right to treat and remove any infected trees at the owner's expense and the Association shall have a lien against the property to secure payment from the owner for this expense.

15. Any fence erected must be approved by the Covenants Committee of the Association using the same criteria as outlined in Paragraph 2.

16. In case of any violation of any of the provisions hereof, the owner or owners of any lot in Hiwan Hills - Block 5 may, in addition to other remedies at law or in equity including action for damages, have such violations perpetually enjoined or, in the case of the erection or maintenance of any building, structure or thing in violation of any of the provisions hereof, may have such building, structure or thing removed by proper legal proceedings.

17. Invalidation of any of the provisions hereof by judgment or order of court shall, in no way, affect any of the other provisions hereof which shall remain in full force and effect.

18. The provisions hereof shall be covenants running with the land and shall enure to the benefit of and be binding upon all owners and their successors and assigns; provided, however, the owners of the majority of the lots in Hiwan Hills - Block 5 may, by instrument in writing duly signed, acknowledged and recorded in the Office of the Clerk and Recorder of Jefferson County, change, revoke or alter said provisions in whole or in part.

William H. Bucknam
Alice F. Bucknam

The above signatures were Subscribed and sworn before me this 11th day of December, 1975.

My Commission Expires March 10, 1977.

Donald C. Stamber
NOTARY PUBLIC

