

Property Record Card

Routt County Assessor

1200 SOUTH KOELLER STREET III, LLC & MWD HOLDINGS LLC

Account: R7714542
 OLD WEST BUILDING
 Tax Area: 20BID - *RE2* SS City
 Limits_Downtown Business District
 Acres: 0.510

Parcel: 145012015
 Situs Address:
 1104 LINCOLN AVE
 STEAMBOAT SPRINGS, 80487

230 OHIO ST, STE 200
 OSHKOSH, WI 54902

Value Summary

Value By:	Market	Override
Comm Land (1)	\$1,826,060	N/A
Comm Imprv (1)	\$1,358,840	N/A
Comm Imprv (2)	\$524,180	N/A
Total	\$3,709,080	\$3,709,080

Legal Description

PART LOT 15 & ALL LOTS 16-18 BLOCK 12
 ORIGINAL TOWN OF SS



Public Remarks

Entry Date	Model	Remark
03/13/2012		SOA #722557, OLD WEST COMMERCIAL LLC.
03/05/2013		MAILING ADD UPDATED PER NOTE TO TREAS. SH
11/04/2015		UPDATED SITUS ADDRESSES PER EMAIL REC'D FROM JASON BLAIR @ CITY GIS. DW SW4 8 & NW4 17-6-84

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
809876	05/22/2020	GWD	QV	Y	\$3,933,938	94.28	\$3,933,938	94.28	\$3,933,938	94.28
775984	01/05/2017	WD	QV	Y	\$3,200,000	115.91	\$3,200,000	115.91	\$3,200,000	115.91
651496	01/22/2007	WD	UV	N	\$1,835,300	202.10	\$1,835,300	202.10	\$1,835,300	202.10
651495	01/22/2007	WD	UV	N	\$1,164,700	318.46	\$1,164,700	318.46	\$1,164,700	318.46
	04/01/1993	Deeds	QV	Y	\$1,030,000	360.10	\$1,030,000	360.10	\$1,030,000	360.10



Property Record Card

Routt County Assessor

Comm Land Occurrence 1

Property Code	2112 - MERCHANDISING LAND 1112 - SINGLE FAM RESID LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	3 - STEAMBOAT LINCOLN DWNTN	Land Code	8000150 - SS DTWN 0.25 - 0.50 AC
Land Use	1 - PRIME SITE	Zoning	CO
Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	3 - AVERAGE	Topography	1 - LEVEL
Slope	1 - NOT EFFECTED	Wetness	1 - NOT AFFECTED
Water	3 - COMM/PUBLIC	Utilities	4 - GAS/ELEC
Sewer	3 - COMM/PUBLIC		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		0.51			
Total		0.51			
	Value	Rate	Rate	Rate	Rate
	\$1,826,060		3,580,509.80		

Comm Imprv Occurrence 1

Property Code	2212 - MERCHANDISING- IMPROVEMENT	Actual Year Built	1947
Building Use	42 - Mixed Commercial	Neighborhood	3 - Steamboat Lincoln Dwnntn
Grade/Quality	5 - Superior + +	Effective Year Built	1992
Stories	2	Roof Structure	3 - FLAT
Roof Cover	4 - BUILTUP	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	4 - WOOD LAP	Interior Wall	2 - TXT DRYWALL

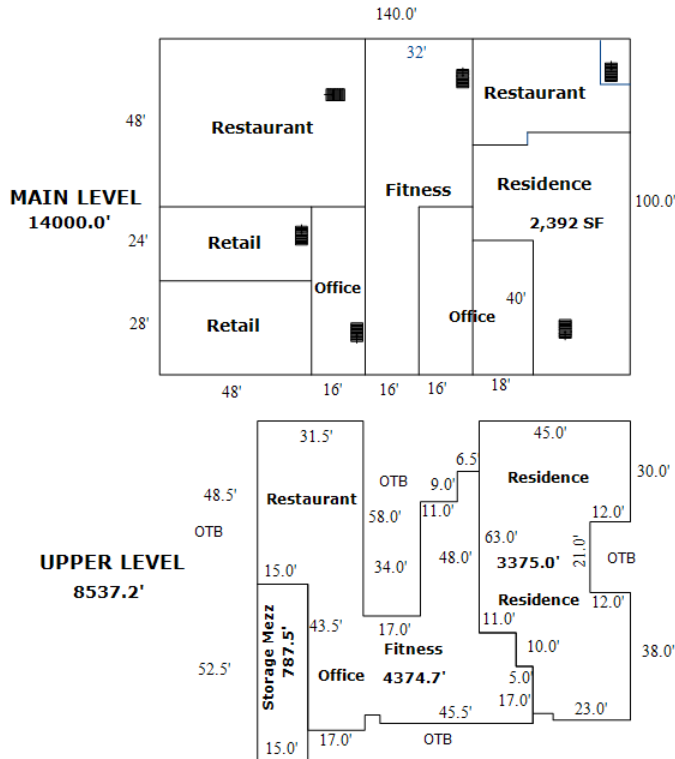
SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		11608	11608	11608	
SubArea_SECOND		5162	4388	4388	
Total		16,770.00	15,996.00	15,996.00	
	Value	Rate	Rate	Rate	Rate
	\$1,358,840		81.03	84.95	



Property Record Card

Routt County Assessor

Comm Imprv Occurrence 1



Comm Imprv Occurrence 2

Property Code	1212 - SINGLE FAM RESID IMPROVEMENTS	Actual Year Built	1947
Building Use	1 - Apartment 1-8 Units	Neighborhood	1 - Steamboat Lincoln West
Grade/Quality	3 - Average	Effective Year Built	1992
Stories	2	Roof Structure	3 - FLAT
Roof Cover	4 - BUILTUP	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	4 - WOOD LAP	Permit Description	APARTMENT AREA MAIN & UPPER LVLS

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		2392	2392	2392	
SubArea_SECOND		3375	2869	2869	
Total		5,767.00	5,261.00	5,261.00	
	Value	Rate	Rate	Rate	Rate
	\$524,180		90.89	99.64	99.64



Property Record Card

Routt County Assessor

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
1112	SINGLE FAM RESID LAND	\$547,820	\$39,170	NA	NA
1212	SINGLE FAM RESID IMPROVEMENTS	\$524,180	\$37,480	NA	NA
2112	MERCHANDISING LAND	\$1,278,240	\$370,690	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$1,358,840	\$394,060	NA	NA
Total		\$3,709,080	\$841,400	NA	NA