



Routt County Assessor's Office, Property Search

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R8180015
3300 S LINCOLN AVE, 3350 S LINCOLN AVE

Owner: GRAY STONE, LLC
83 E 120TH AVE
THORNTON, CO 80233

Actual Value
\$13,638,630

KEY INFORMATION

Account #	R8180015	Parcel #	307800001
Tax Area	25 - *RE2* SS City Limits_Mountain / Mtn. Village Areas_But Not Ski		
Aggregate Mill Levy	41.919		
Neighborhood	SOUTH HWY40 COMM DIST.		
Subdivision	INDIAN MEADOWS F3		
Legal Desc	LOT 1 INDIAN MEADOWS F3		
Property Use	HOTEL		
Total Acres	3.88		
Owner	GRAY STONE, LLC		
Situs Addresses	3300 S LINCOLN AVE, 3350 S LINCOLN AVE		
Total Area SqFt	63,527		
Business Name	HOLIDAY INN EXPRESS		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$3,860,600	\$1,042,360
Improvement Value	\$9,778,030	\$2,640,070
Total Value	\$13,638,630	\$3,682,430
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$3,682,430

Most Recent Tax Liability

Current Year	2024	\$23,143.08
Prior Year	2023	\$22,390.56

Contact the Treasurer's Office @ 970-870-5555 for exact amount due. Figures above do not reflect any processing fees, Senior/Vet exemptions, late penalties, interest or liens due. Please confirm all balances with the Treasurer prior to submitting payment, as short payments will be rejected.

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
NEW SUBD FROM R8163678/197900006 TO R8180015/307800001 & R8180016/307800002. FILE#1302 @ 783204, 9/14/17. NO COVS. SUBCODE 3078.	2017-09-26 00:00:00
2017 SUBD. SITE VALUE ALLOCATED FROM MOTHER ACCOUNT. ASSESSED AT FULL MARKET VALUE FOR 2018. 2017.KMK	2017-11-02 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	2115 - LODGING-LAND	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	STEAMBOAT LINCOLN EAST
Land Code	SOUTH LINCOLN AND WALTON	Land Use	PRIME SITE
Zoning	CC	Site Access	YEAR-ROUND
Road	PAVED	Site View	AVERAGE
Topography	LEVEL	Slope	NOT AFFECTED
Wetness	SEVERE	Water	COMM/PUBLIC
Utilities	GAS/ELEC	Sewer	COMM/PUBLIC
Acres	3.88	Description	-

BUILDINGS

COMMERCIAL BUILDING DETAILS

COMMERCIAL IMPRV OCCURRENCE 1

Economic Area	STEAMBOAT COMM	Property Code	2215 - LODGING-IMPROVEMENTS
Neighborhood	Steamboat Lincoln East	Actual Year Built	2024
Building Use	Hotel	Effective Year Built	2024
Grade / Quality	Very Good	Last Tenant Finish	-
Stories	4	Roof Structure	GABLE
Roof Cover	ASPHALT	Foundation	CONCRETE
Frame	WOOD	Basement Type	SLAB
Interior Condition	Normal	Exterior Condition	Normal
Air Conditioning	CENTRAL	Heating Fuel	ELECTRIC
Heating Type	FORCED AIR	Interior Wall Height	11 to 14 feet
Exterior Wall	METAL / VINYL	Percent Complete	40
Calculation Method	Income	Total SQFT	63,527
Bldg Permit No.	SPRNR231281	Functional Obs	-
Permit Description	NEW 101 UNIT HOTEL		

EXTRA FEATURES / OUTBUILDINGS

No data to display

TRANSFER HISTORY

No data to display

No data to display

TAX AUTHORITIES

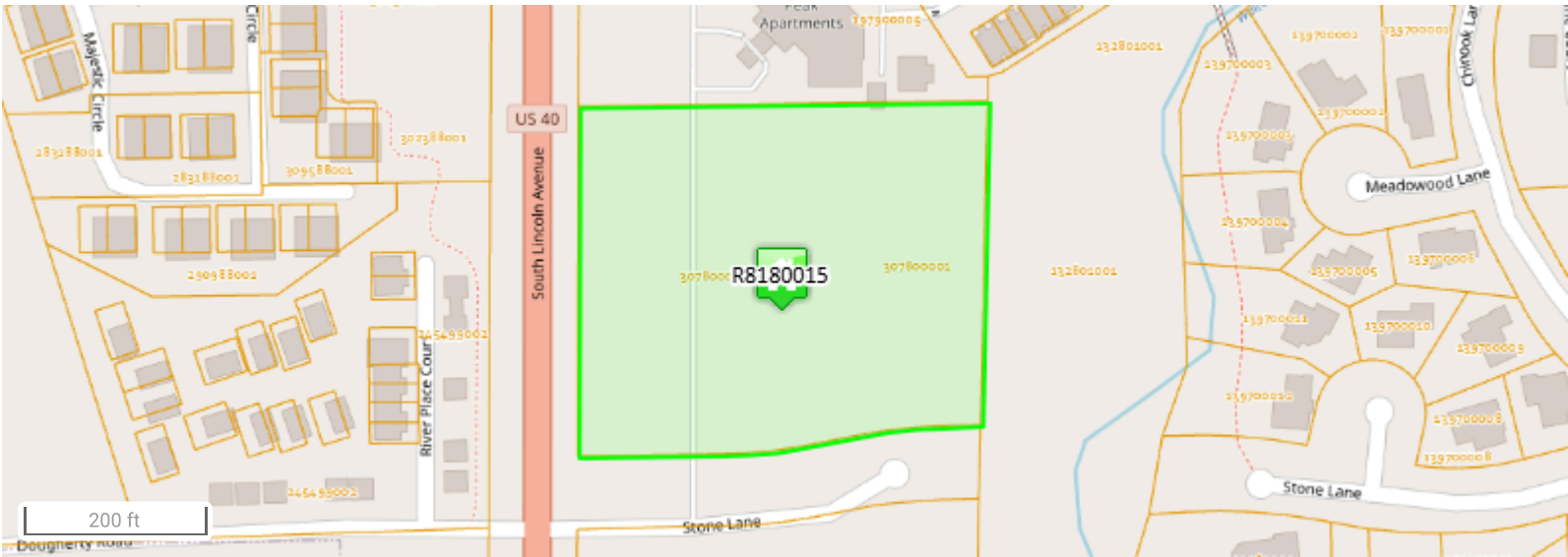
TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILL	ESTIMATED AD VALOREM TAX
25	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$7,365
25	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$11,894
25	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$1,845
25	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$10,303
25	MT WERNER WATER AND SANITATION DISTRICT	Water and Sanitation Districts	0	41.919	0.00%	\$0
25	ROUTT COUNTY GOVERNMENT	County	13.913	41.919	33.19%	\$51,234
25	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$232
25	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$61,106
25	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$6,702
25	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$3,682

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$1,978,800	\$552,090	41.92	\$23,143.08
2023	\$1,978,800	\$552,090	40.56	\$22,390.56
2022	\$1,140,720	\$330,810	55.20	\$18,259.06
2021	\$1,140,720	\$330,810	54.62	\$18,068.84
2020	\$1,101,140	\$319,330	54.24	\$17,319.82
2019	\$1,101,140	\$319,330	52.90	\$16,891.92
2018	\$1,047,600	\$303,800	49.90	\$15,160.84
2017	\$872,380	\$252,990	49.28	\$12,468.36

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

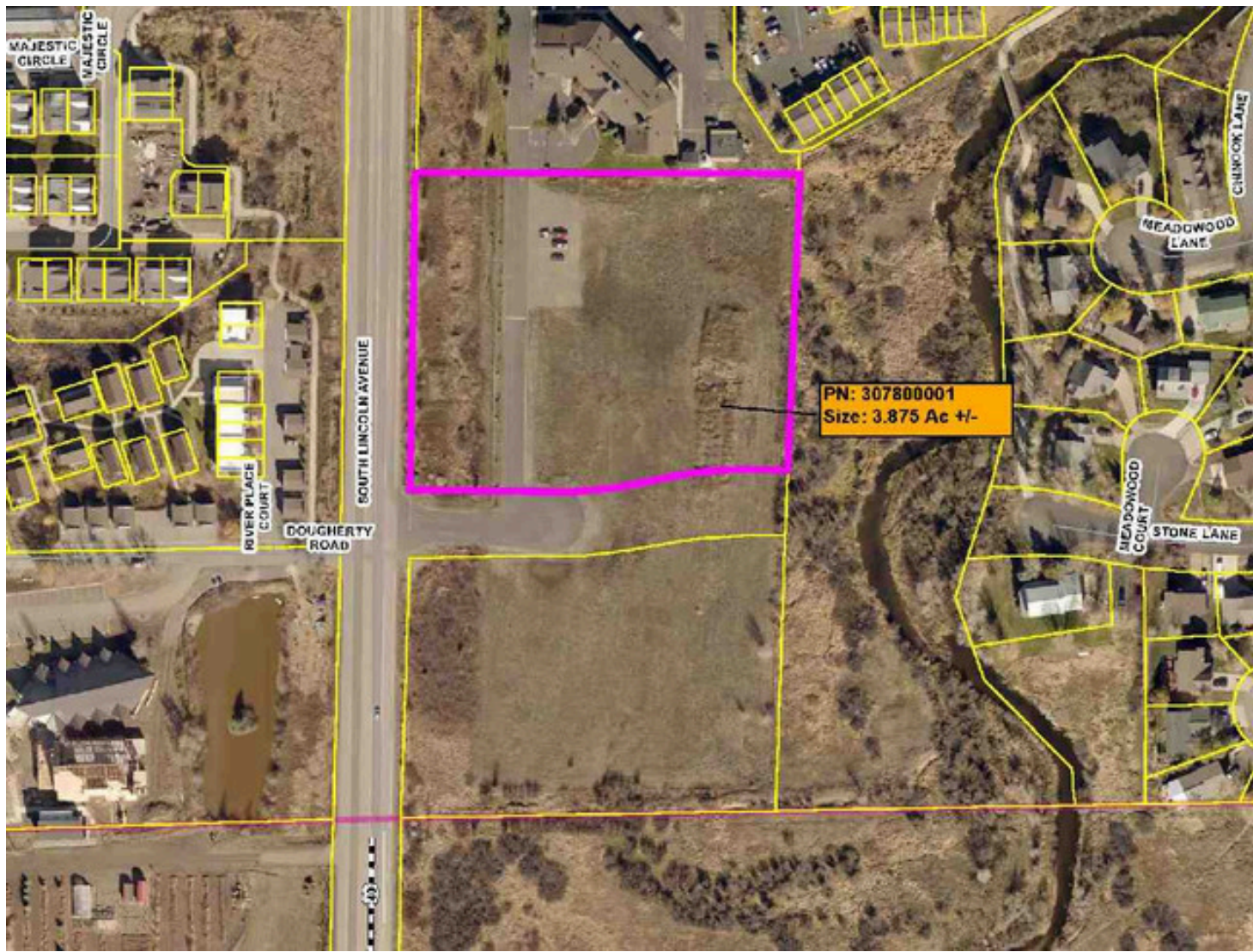
* 2024 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB24-233 & SB24B-1001 - Typically a \$55,000 Residential Actual Value credit and/or a \$30,000 Commercial Improvement Actual Value credit depending on the classification of the property. The 2023 values listed were subject to the same discounts under Legislative bills SB22-238 & SB23B-001.











Data last updated: 05/20/2025