



Routt County Assessor's Office, Property Search

R8180421  
355 RIVERVIEW WAY

Owner: RIVERVIEW STEAMBOAT, LLC  
200 NORTH MAIN ST  
OREGON, WI 53575

Actual Value  
\$6,418,190

KEY INFORMATION

Account #	R8180421	Parcel #	312600005
Tax Area	20RV - *RE2* SS City Limits_RiverView Metro Dist. - Downtown		
Aggregate Mill Levy	94.464		
Neighborhood	DOWNTOWN - (BID) COMM DIST		
Subdivision	DOWNTOWN RIVERVIEW SUBD		
Legal Desc	LOT E DOWNTOWN RIVERVIEW SUBD		
Property Use	APARTMENT		
Total Acres	0.51		
Owner	RIVERVIEW STEAMBOAT, LLC		
Situs Addresses	355 RIVERVIEW WAY		
Total Area SqFt	42,015		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$3,442,500	\$215,160
Improvement Value	\$2,975,690	\$185,980
Total Value	\$6,418,190	\$401,140
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$401,140

Most Recent Tax Liability

Current Year	2024	\$52,614.56
Prior Year	2023	\$49,024.96

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
11/20/18: NEW SUBD (PLAT FILE#14362 @ 795286 11/16/18). FROM R6773066/102000001, R6773067/102000002, R6773068/102000003, R6773069/102000004, R6773070/102000005, R6773071/102000006, R6778132/102000007, R6773074/102000010, R6773075/102000011, R8170274/10207	2018-11-20 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	<b>1125 - MULTI-UNITS (9 +) LAND</b>	Economic Area	<b>STEAMBOAT COMM</b>
Super Neighborhood	-	Neighborhood	<b>STEAMBOAT LINCOLN DWNTN</b>
Land Code	<b>YAMPA ST - RIVER FRONT</b>	Land Use	<b>PRIME SITE</b>
Zoning	<b>PUD</b>	Site Access	<b>YEAR-ROUND</b>
Road	<b>PAVED</b>	Site View	<b>AVERAGE</b>
Topography	<b>LEVEL</b>	Slope	<b>SLIGHT</b>
Wetness	<b>NOT AFFECTED</b>	Water	<b>NONE</b>
Utilities	<b>NONE</b>	Sewer	<b>NONE</b>
Acres	<b>0.51</b>	Description	-

**BUILDINGS**

**COMMERCIAL BUILDING DETAILS**

COMMERCIAL IMPRV OCCURRENCE 1

Economic Area	<b>STEAMBOAT COMM</b>	Property Code	<b>1225 - MULTI-UNITS (9 +) IMPROVEMENTS</b>
Neighborhood	-	Actual Year Built	<b>2024</b>
Building Use	<b>Apartment 9+</b>	Effective Year Built	<b>2024</b>
Grade / Quality	<b>Good</b>	Last Tenant Finish	-
Stories	<b>3</b>	Roof Structure	<b>GABLE</b>
Roof Cover	<b>BUILTUP</b>	Foundation	<b>CONCRETE</b>
Frame	<b>WOOD</b>	Basement Type	<b>SLAB</b>
Interior Condition	<b>Normal</b>	Exterior Condition	<b>Normal</b>
Air Conditioning	<b>CENTRAL</b>	Heating Fuel	<b>ELECTRIC</b>
Heating Type	<b>FORCED AIR</b>	Interior Wall Height	<b>8 to 10 feet</b>
Exterior Wall	<b>WOOD LAP</b>	Percent Complete	<b>15</b>
Calculation Method	<b>Market</b>	Total SQFT	<b>42,015</b>
Bldg Permit No.	<b>SPRMU231827</b>	Functional Obs	-
Permit Description	<b>32 UNIT APARTMENTS</b>		

**EXTRA FEATURES / OUTBUILDINGS**

No data to display

**TRANSFER HISTORY**

RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+ 04/25/2024	852638	-	-	SWD	04/23/2024	\$0
Appraiser Public Remarks	-					
Grantor	RIVERVIEW WEST, LLC					
Grantee	RIVERVIEW STEAMBOAT, LLC					
+ 11/23/2022	842389	-	-	SWD	11/21/2022	\$2,200,000
Appraiser Public Remarks	-					
Grantor	RIVERVIEW-YAMPA DEVELOPMENT LLC					
Grantee	RIVERVIEW WEST LLC					
+ 04/07/2022	836265	-	-	BSD	04/07/2022	\$0
Appraiser Public Remarks	-					
Grantor	SHARP, THOMAS R					
Grantee	RIVERVIEW-YAMPA DEVELOPMENT, LLC					

**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
20RV	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	94.464	2.12%	\$802
20RV	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	94.464	3.42%	\$1,296
20RV	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	94.464	0.53%	\$201
20RV	DOWNTOWN STMBT SPGS BUSINESS IMPROVEMENT DISTRICT	Business Improvement Districts	0	94.464	0.00%	\$0
20RV	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	94.464	2.96%	\$1,122
20RV	RIVERVIEW METROPOLITAN DISTRICT	Metropolitan Districts	52.545	94.464	55.62%	\$21,078
20RV	ROUTT COUNTY GOVERNMENT	County	13.913	94.464	14.73%	\$5,581
20RV	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	94.464	0.07%	\$25
20RV	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	94.464	17.57%	\$6,657
20RV	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	94.464	1.93%	\$730
20RV	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	94.464	1.06%	\$401

**PRIOR YEAR ASSESSMENT INFORMATION**

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$1,996,350	\$556,980	94.46	\$52,614.56
2023	\$1,897,520	\$529,410	92.60	\$49,024.96
2022	\$2,171,720	\$629,800	105.20	\$66,251.81
2021	\$1,289,930	\$374,080	114.62	\$42,877.05
2020	\$1,041,620	\$302,070	114.24	\$34,507.87
2019	\$1,003,850	\$291,120	112.90	\$32,866.87
2018	\$884,280	\$256,440	109.90	\$28,183.78

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.







