



Routt County Assessor's Office, Property Search

R8180413
322 RIVERVIEW WAY

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

Actual Value
\$11,675,860

KEY INFORMATION

Account #	R8180413	Parcel #	312600002
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 B DOWNTOWN RIVERVIEW SUBD		
Property Use	APARTMENT		
Total Acres	0.89		
Owner	RIVERVIEW STEAMBOAT LLC		
Situs Addresses	322 RIVERVIEW WAY		
Total Area SqFt	64,234		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$3,916,000	\$244,750
Improvement Value	\$7,759,860	\$484,990
Total Value	\$11,675,860	\$729,740
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$729,740

Most Recent Tax Liability

Current Year	2024	\$82,388.68
Prior Year	2023	\$76,766.96

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	1125 - MULTI-UNITS (9 +) LAND	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	STEAMBOAT LINCOLN DWNTN
Land Code	SS DTWN SIDE	Land Use	PRIME SITE
Zoning	PUD	Site Access	YEAR-ROUND
Road	PAVED	Site View	AVERAGE
Topography	LEVEL	Slope	SLIGHT
Wetness	NOT AFFECTED	Water	NONE
Utilities	NONE	Sewer	NONE
Acres	0.89	Description	-

BUILDINGS

COMMERCIAL BUILDING DETAILS

COMMERCIAL IMPRV OCCURRENCE 1

Economic Area	STEAMBOAT COMM	Property Code	1225 - MULTI-UNITS (9 +) IMPROVEMENTS
Neighborhood	-	Actual Year Built	2024
Building Use	Apartment 9+	Effective Year Built	2024
Grade / Quality	Good	Last Tenant Finish	-
Stories	3	Roof Structure	GABLE
Roof Cover	BUILTUP	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	8 to 10 feet
Exterior Wall	WOOD LAP	Percent Complete	30
Calculation Method	Market	Total SQFT	64,234
Bldg Permit No.	SPRMU231828	Functional Obs	-
Permit Description	72 UNIT APARTMENTS		

EXTRA FEATURES / OUTBUILDINGS

No data to display

TRANSFER HISTORY

[View Recorded Transfer Documents Here](#)

RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+ 08/02/2022	839703	-	-	SWD	08/01/2022	\$3,400,000

Appraiser Public Remarks	-
Grantor	RIVERVIEW-YAMPA DEVELOPMENT LLC
Grantee	RIVERVIEW STEAMBOAT 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%	\$1,459
20RV	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	94.464	3.42%	\$2,357
20RV	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	94.464	0.53%	\$366
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%	\$2,042
20RV	RIVERVIEW METROPOLITAN DISTRICT	Metropolitan Districts	52.545	94.464	55.62%	\$38,344
20RV	ROUTT COUNTY GOVERNMENT	County	13.913	94.464	14.73%	\$10,153
20RV	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	94.464	0.07%	\$46
20RV	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	94.464	17.57%	\$12,109
20RV	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	94.464	1.93%	\$1,328
20RV	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	94.464	1.06%	\$730

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$3,126,060	\$872,170	94.46	\$82,388.68
2023	\$2,971,300	\$828,990	92.60	\$76,766.96
2022	\$2,805,960	\$813,730	105.20	\$85,600.33
2021	\$1,666,650	\$483,330	114.62	\$55,399.28
2020	\$1,264,510	\$366,710	114.24	\$41,892.22
2019	\$1,218,660	\$353,410	112.90	\$39,899.28
2018	\$884,170	\$256,410	109.90	\$28,180.48

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: 10/01/2025