



# Property Record Card

Routt County Assessor

**LIMAN, LES A.**

P O BOX 774362  
 STEAMBOAT SPRINGS, CO 80477-4362

**Account: R0819592**

AMERICAN TOWING, WESTSIDE AUTO  
 Tax Area: 27X - \*RE2\* SS City  
 Limits\_West Stmbt- Airport Comm.  
 Areas, Fairview Subdv.

Acres: 0.720

**Parcel: 140407025**

Situs Address:  
 1390 13TH ST  
 STEAMBOAT SPRINGS, 80487

## Value Summary

Value By:	Market	Override
Comm Land (1)	\$241,200	N/A
Commercial (1)	\$57,510	N/A
Commercial (2)	\$76,030	N/A
Commercial (3)	\$241,410	N/A
<b>Total</b>	<b>\$616,150</b>	<b>\$616,150</b>

## Legal Description

LOTS 25-28 INC BLK 7 MILLER-FRAZIER ADD TO SS  
 E'LY 50 FT OF LOT 29 BLK 7  
 MILLER-FRAZIER ADD TO SS



## Comm Land Occurrence 1

Property Code	2130 - SPEC PURPOSE LAND 2144 - MULTI-USE LAND RES PORTION	Economic Area	7 - STEAMBOAT COMM
Neighborhood	8 - TWENTY MILE	Land Code	600040 - CRVE-20MI-DWNHL 0.30 - 1.00 AC
Land Use	1 - PRIME SITE	Zoning	I
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
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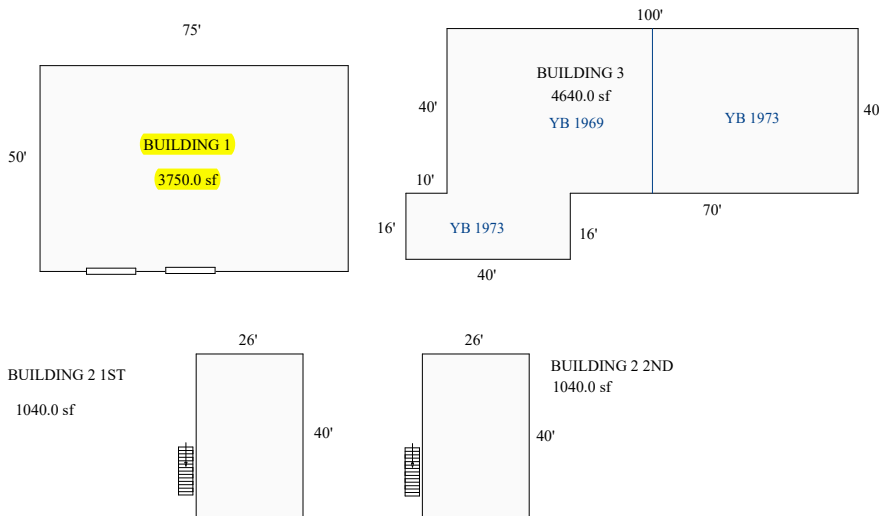
### Comm Land Occurrence 1

Acres		0.72			
Total		0.72			
	<b>Value</b>		<b>Rate</b>		<b>Rate</b>
	\$241,200		335,000.00		

### Commercial Occurrence 1

Property Code	2230 - SPEC PURPOSE BLDG	Actual Year Built	1969
Building Use	62 - Warehouse - Storage	Neighborhood	8 - Twenty Mile
Grade/Quality	1 - Inferior - -	Effective Year Built	1975
Stories	1	Roof Structure	1 - GABLE
Roof Cover	3 - METAL	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	1 - SLAB
Interior Condition	3 - Fair	Exterior Condition	3 - Fair
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	9 - SHOP - BOX RAD	Floor	1 - UNFIN CONC
Interior Wall Height	3 - > = 15 feet	Exterior Wall	2 - METAL / VINYL
Interior Wall	1 - UNFINISHED		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		4640	4640	4640	
Total		4,640.00	4,640.00	4,640.00	
	<b>Value</b>		<b>Rate</b>		<b>Rate</b>
	\$57,510		12.39		12.39



Sketch by Apex Sketch v8 Pro™

### Commercial Occurrence 2

Property Code	2244 - MULTI-USE IMPS RES PORTION	Actual Year Built	1951
Building Use	1 - Apartment 1-8 Units	Neighborhood	8 - Twenty Mile



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### Commercial Occurrence 2

Grade/Quality	3 - Average	Effective Year Built	1980
Stories	1	Roof Structure	1 - GABLE
Roof Cover	3 - METAL	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	3 - Fair	Exterior Condition	3 - Fair
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	2 - METAL / VINYL	Permit Description	2 STORY APARTMENT

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		1040	1040	1040	
SubArea_SECOND		1040	884	884	
Total		2,080.00	1,924.00	1,924.00	
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$76,030		36.55	39.52	39.52

### Commercial Occurrence 3

Property Code	2230 - SPEC PURPOSE BLDG	<b>Actual Year Built</b>	<b>1972</b>
Building Use	62 - Warehouse - Storage	Neighborhood	8 - Twenty Mile
Grade/Quality	1 - Inferior - -	Effective Year Built	1975
Stories	1	Roof Structure	1 - GABLE
Roof Cover	3 - METAL	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	1 - SLAB
Interior Condition	3 - Fair	Exterior Condition	3 - Fair
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	9 - SHOP - BOX RAD	Interior Wall Height	3 - > = 15 feet
Exterior Wall	2 - METAL / VINYL		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		3750	3750	3750	
Total		3,750.00	3,750.00	3,750.00	
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$241,410		64.38	64.38	64.38

### Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
2130	SPEC PURPOSE LAND		\$192,960	\$55,960	NA	NA
2144	MULTI-USE LAND RES PORTION		\$48,240	\$3,450	NA	NA
2230	SPEC PURPOSE BLDG		\$298,920	\$86,690	NA	NA
2244	MULTI-USE IMPS RES PORTION		\$76,030	\$5,440	NA	NA
<b>Total</b>			<b>\$616,150</b>	<b>\$151,540</b>	<b>NA</b>	<b>NA</b>