



Routt County Assessor's Office, Property Search

R4215268  
1450 S LINCOLN AVE

**Owner:**  
SUNDANCE PLAZA LLC  
3528 PRECISION DR STE 100 FORT COLLINS,  
CO 80528

Actual Value  
**\$10,338,020**

**KEY INFORMATION**

Account #	<b>R4215268</b>	Parcel #	<b>164900001</b>
Tax Area	<b>25 - *RE2* SS City Limits_Mountain / Mtn. Village Areas_But Not Ski Area Base</b>		
Neighborhood	<b>FISH CREEK - ANGLER'S DR.</b>		
Subdivision	<b>SUNDANCE PLAZA SUBD</b>		
Legal Desc	<b>SUNDANCE PLAZA SUBDIVISION 7AC</b>		
Property Use	<b>MULTI-USE COMMERCIAL</b>		
Total Acres	<b>7</b>		
Owner	<b>SUNDANCE PLAZA LLC</b>		
Situs Addresses	<b>1450 S LINCOLN AVE, 225 ANGLERS DR, 255 ANGLERS DR, 325 ANGLERS DR, 345 ANGLERS DR, 365 ANGLERS DR, 385 ANGLERS DR, 405 ANGLERS DR, 425 ANGLERS DR, 445 ANGLERS DR, 465 ANGLERS DR</b>		
Total Area SqFt	<b>67,489</b>		
Business Name	<b>SUNDANCE PLAZA</b>		

**ASSESSMENT DETAILS**

	<b>Actual</b>	<b>Assessed</b>
Land Value	<b>\$2,263,080</b>	<b>\$656,290</b>
Improvement Value	<b>\$7,648,940</b>	<b>\$2,218,190</b>
Total Value	<b>\$10,338,020</b>	<b>\$2,998,020</b>
Exempt Value	-	<b>\$-123,540</b>
Adjusted Taxable Total	-	<b>\$2,874,480</b>

**PUBLIC REMARKS**

<b>PUBLIC REMARK</b>	<b>PUBLIC REMARK DATE</b>
09/04 THIS ACCOUNT WAS COMBINED WITH R4254164/164900002 & R4215267/164900003.	9/9/2004
ACCT IS PARTIALLY EXEMPT FOR ~2,780SF OF SPACE LEASED BY THREE DIFFERENT STATE AGENCIES, PER C.R.S. 39-3-124. ASSR	4/10/2019

**LAND DETAILS**

## LAND OCCURRENCE 1 - COMM LAND

Property Code	<b>2112 - MERCHANDISING LAND</b>	Economic Area	<b>STEAMBOAT COMM</b>
Super Neighborhood	-	Neighborhood	<b>SUNDANCE</b>
Land Code	<b>HWY 40 TOWN-MTN SUP &gt; 2.00 AC</b>	Land Use	<b>PRIME SITE</b>
Zoning	<b>CC</b>	Site Access	<b>YEAR-ROUND</b>
Road	<b>PAVED</b>	Site View	<b>AVERAGE</b>
Topography	<b>LEVEL</b>	Slope	<b>NOT EFFECTED</b>
Wetness	<b>NOT AFFECTED</b>	Water	<b>COMM/PUBLIC</b>
Utilities	<b>GAS/ELEC</b>	Sewer	<b>COMM/PUBLIC</b>
Acres	<b>7.00</b>	Description	-

## BUILDINGS

### COMMERCIAL BUILDING DETAILS

#### COMMERCIAL IMPRV OCCURRENCE 1

Economic Area	<b>STEAMBOAT COMM</b>	Property Code	<b>2212 - MERCHANDISING-IMPROVEMENT</b>
Neighborhood	<b>Steamboat Lincoln East</b>	Actual Year Built	<b>1980</b>
Building Use	<b>Restaurant - Fast Food</b>	Effective Year Built	<b>2005</b>
Grade / Quality	<b>Superior +</b>	Last Tenant Finish	-
Stories	<b>1</b>	Roof Structure	<b>FLAT</b>
Roof Cover	<b>MEMBRANE</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>GAS</b>
Heating Type	<b>FORCED AIR</b>	Interior Wall Height	<b>8 to 10 feet</b>
Exterior Wall	<b>BRICK</b>	Percent Complete	-
Calculation Method	<b>Income</b>	Total SQFT	<b>2,828</b>
Bldg Permit No.	-	Functional Obs	-
Permit Description	<b>BUILDING A - STARBUCK'S</b>		

#### COMMERCIAL IMPRV OCCURRENCE 2

#### COMMERCIAL IMPRV OCCURRENCE 3

#### COMMERCIAL IMPRV OCCURRENCE 4

#### COMMERCIAL IMPRV OCCURRENCE 5

#### COMMERCIAL IMPRV OCCURRENCE 6

#### COMMERCIAL IMPRV OCCURRENCE 7

#### COMMERCIAL IMPRV OCCURRENCE 8

#### COMMERCIAL IMPRV OCCURRENCE 9

## EXTRA FEATURES / OUTBUILDINGS

No data to display

## SALES HISTORY

DOC. #	SALE DATE	DEED TYPE	VALIDITY	VERIFIED	SALE PRICE	ADJ. PRICE	TIME ADJ. PRICE
+ 801642	07/31/2019	SPECIAL WARRANTY DEED	Qualified/Valid	Verified	\$11,750,000	\$11,750,000	\$12,220,000
Appraiser Public Remarks		-					
Grantor		ALPEN GLOW VENTURES LLC					
Grantee		SUNDANCE PLAZA LLC					

+ 557978	01/14/2002	GENERAL WARRANTY DEED	Qualified/Valid	Verified	\$5,850,000	\$5,850,000	\$5,850,000
Appraiser Public Remarks		-					
Grantor		LITCHFIELD EQUITIES GROUP, L.L.C.					
Grantee		ALPEN GLOW VENTURES, LLC					

## TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2021 LEVY BY ENTITY	2021 TAX AREA LEVY	ENTITY % OF TAX BILLS
25	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	54.62	3.70%
25	COLORADO MOUNTAIN COLLEGE	Local District College	4.013	54.62	7.30%
25	COLORADO RIVER WATER CONSERVANCY	Water Conservancy	0.501	54.62	0.90%
25	EAST ROUTT LIBRARY	Library District	3.161	54.62	5.80%
25	MT WERNER WATER AND SANITATION DISTRICT	Water and Sanitation District	0	54.62	0.00%
25	ROUTT COUNTY	County	16.991	54.62	31.10%
25	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery District	0.088	54.62	0.20%
25	STEAMBOAT SPRINGS SCHOOL DISTRICT	School District	25.046	54.62	45.90%
25	UPPER YAMPA WATER CONSERVANCY DISTRICT	Water Conservancy	1.82	54.62	3.30%
25	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	54.62	1.80%

## PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2021	\$10,259,160	\$2,852,560	54.62	\$155,806
2020	\$8,895,660	\$2,473,440	54.24	\$134,154
2019	\$8,895,660	\$2,473,440	52.90	\$130,840
2018	\$7,852,570	\$2,183,410	49.90	\$108,960
2017	\$7,996,830	\$2,223,520	49.28	\$109,583
2016	\$7,366,380	\$2,048,230	45.48	\$93,149





