



Routt County Assessor's Office, Property Search

R8172289

Owner:
 THE STEAMBOAT PINNACLE GROUP LLC
 9233 PARK MEADOWS DR, SUITE 219 LONE
 TREE, CO 80124

Actual Value
\$59,400

KEY INFORMATION

Account #	R8172289	Parcel #	280600106
Tax Area	23 - *RE2* SS City Limits_Overlook Park		
Neighborhood	DOWNHILL-COPPER-ELK COMM		
Subdivision	WEST ACRES RANCH SUBD EXEMPTION PLAT		
Legal Desc	TR D (TA 23), WEST ACRES RANCH SUBD EXEMPTION PLAT, .66A		
Property Use	COMMERCIAL LAND		
Total Acres	0.66		
Owner	THE STEAMBOAT PINNACLE GROUP LLC		
Situs Addresses	-		
Total Area SqFt	-		
Business Name	GOSSARD PARKWAY LAND		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$59,400	\$17,230
Improvement Value	\$0	\$0
Total Value	\$59,400	\$17,230
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$17,230

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
11/23/2021: OVERLOOK PARK METROPOLITAN DISTRICT ORGANIZED PER REC 832113 AND ROUTT COUNTY DISTRICT COURT CASE NO 2021CV030062. NOTICE OF INTENT TO LEVY FOR 2021 (6/245/2021). INCLUDES ACCOUNTS R6814853, R8172287 & R8172289. NEW TAX AREA 23 ASSIGNED TO TH	11/23/2021
AMENDMENT OF 2004 EASEMENT GRANT & ROW AGRMT REC#802332 8/23/2019: INCLUDES R4779717, R6814853, R8172287, R8172289, R8172282, R8172286	9/3/2019
MAILING ADD UPDATED PER USPS/RET'D 2015 NOV. RESENT. SH	5/6/2015

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	-	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	DOWNHILL - COPPER - ELK
Land Code	CRVE-20MI-DWNHL 0.30 - 1.00 AC	Land Use	PRIME SITE
Zoning	CN SKYLINED	Site Access	UNKNOWN
Road	GRAVEL	Site View	GOOD
Topography	SLOPING	Slope	MODERATE
Wetness	NOT AFFECTED	Water	NONE
Utilities	NONE	Sewer	NONE
Acres	0.66	Description	-

BUILDINGS

EXTRA FEATURES / OUTBUILDINGS

No data to display

SALES HISTORY

DOC. #	SALE DATE	DEED TYPE	VALIDITY	VERIFIED	SALE PRICE	ADJ. PRICE	TIME ADJ. PRICE
+ 830236	10/04/2021	SPECIAL WARRANTY DEED	Unqualified/Valid	Verified	\$12,000,000	\$113,240	\$113,240
Appraiser Public Remarks		SP INCLUDES: R8172287 R8172289 R6814853. 69.94 AC TOTAL.					
Grantor		OVERLOOK PARK PROPERTIES, LLC					
Grantee		THE STEAMBOAT PINNACLE GROUP LLC					
+ 786910	01/16/2018	WARRANTY DEED	Qualified/Valid	Verified	\$3,282,500	\$30,994	\$30,994
Appraiser Public Remarks		-					
Grantor		YAMPA VALLEY ELECTRIC ASSOCIATION INC					
Grantee		OVERLOOK PARK PROPERTIES, LLC					
+ 726683	06/28/2012	SPECIAL WARRANTY DEED	Unqualified/Valid	Verified	\$2,025,000	\$2,025,000	\$2,025,000
Appraiser Public Remarks		INCLUDES R8172287/R8172289/R6814853					
Grantor		STEAMBOAT REAL ESTATE SOLUTIONS I, LLC					
Grantee		YAMPA VALLEY ELECTRIC ASSOCIATION, INC					
+ 671937	03/21/2008	SPECIAL WARRANTY DEED	Unqualified/Valid	Unverified	\$1,300,000	\$1,300,000	\$1,300,000
Appraiser Public Remarks		INCLUDES R8172287 & R8172289. GRANTOR IS ONLY PART OF ORIGINAL ETAL OWNERSHIP: WILLIAMS FAMILY PARTNERSHIP, LLLP (22.2206% UND INT) & CHARLES G. WILLIAMS, JR (1% UND INT). SF					
Grantor		WILLIAMS FAMILY PARTNERSHIP, LLLP & WIL					
Grantee		BLAIR, GEORGE (ETAL) &					