

Property Record Card

Routt County Assessor

SUNDANCE PLAZA LLC

3528 PRECISION DR STE 100
FORT COLLINS, CO 80528

Account: R4215268

SUNDANCE PLAZA
Tax Area: 25 - *RE2* SS City
Limits_Mountain / Mtn. Village
Areas_But Not Ski Area Base

Acres: 7.000

Parcel: 164900001

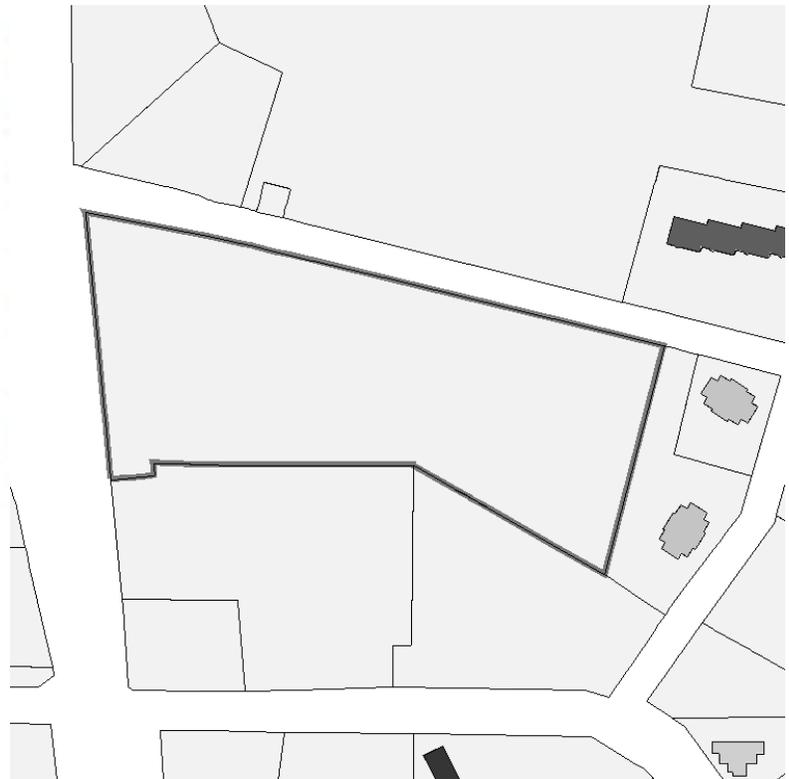
Situs Address:
1450 S LINCOLN AVE
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Comm Land (1)	\$2,360,340	N/A
Comm Imprv (1)	\$461,590	N/A
Comm Imprv (2)	\$741,100	N/A
Comm Imprv (3)	\$561,100	N/A
Comm Imprv (4)	\$906,400	N/A
Comm Imprv (5)	\$1,084,840	N/A
Comm Imprv (6)	\$849,850	N/A
Comm Imprv (7)	\$745,330	N/A
Comm Imprv (8)	\$1,365,770	N/A
Comm Imprv (9)	\$1,261,700	N/A
Total	\$10,338,020	\$10,338,020

Legal Description

SUNDANCE PLAZA SUBDIVISION 7AC



Public Remarks

Entry Date	Model	Remark
09/09/2004		09/04 THIS ACCOUNT WAS COMBINED WITH R4254164/164900002 & R4215267/164900003.
04/10/2019		ACCT IS PARTIALLY EXEMPT FOR ~1,753SF OF SPACE LEASED BY TWO DIFFERENT STATE AGENCIES, PER C.R.S. 39-3-124. ASSR

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
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Sale Data

801642	07/31/2019	SWD	QV	Y	\$11,750,000	87.98	\$11,750,000	87.98	\$12,220,000	84.60
557978	01/14/2002	GWD	QV	Y	\$5,850,000	176.72	\$5,850,000	176.72	\$5,850,000	176.72

Comm Land Occurrence 1

Property Code	2112 - MERCHANDISING LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	18 - SUNDANCE	Land Code	7200142 - HWY 40 TOWN-MTN SUP > 2.00 AC
Land Use	1 - PRIME SITE	Zoning	CC
Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	3 - AVERAGE	Topography	1 - LEVEL
Slope	1 - NOT AFFECTED	Wetness	1 - NOT AFFECTED
Water	3 - COMM/PUBLIC	Utilities	4 - GAS/ELEC
Sewer	3 - COMM/PUBLIC	Influence Code	14 - SIZE
Influence Factor	.55		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		7.00			
Total		7.00			
	Value	Rate	Rate	Rate	Rate
	\$2,360,340		337,191.43		

Comm Imprv Occurrence 1

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1980
Building Use	52 - Restaurant - Fast Food	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	2005
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING A - STARBUCK'S

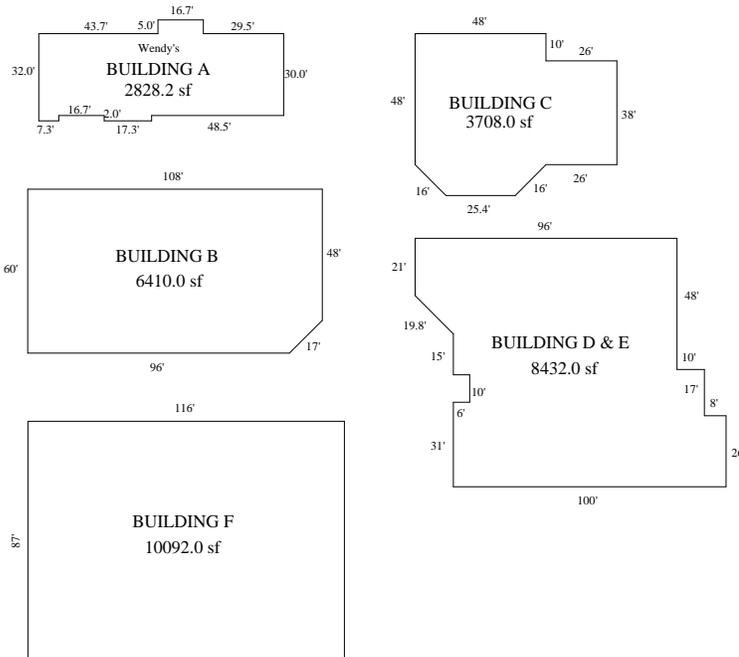
SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		2828	2828	2828	
Total		2,828.00	2,828.00	2,828.00	
	Value	Rate	Rate	Rate	Rate
	\$461,590		163.22	163.22	163.22



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Comm Imprv Occurrence 1



Sketch by Apex Sketch v5 Pro™

Comm Imprv Occurrence 2

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1980
Building Use	52 - Restaurant - Fast Food	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	2000
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BIULDING B - HIPNOTIC CHIX, DOMINOS PIZZA, LAND TITLE

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		6410	6410	6410	
Total		6,410.00	6,410.00	6,410.00	
	Value	Rate	Rate	Rate	Rate
	\$741,100		115.62	115.62	115.62

Comm Imprv Occurrence 3

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	51 - Restaurant	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1985
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE



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Comm Imprv Occurrence 3

Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING C - THE EGG

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		3708	3708	3708	
Total		3,708.00	3,708.00	3,708.00	
	Value	Rate	Rate	Rate	Rate
	\$561,100		151.32	151.32	151.32

Comm Imprv Occurrence 4

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	54 - Retail - Neighborhood	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1985
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDINGS D & E

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		8432	8432	8432	
Total		8,432.00	8,432.00	8,432.00	
	Value	Rate	Rate	Rate	Rate
	\$906,400		107.50	107.50	107.50

Comm Imprv Occurrence 5

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	54 - Retail - Neighborhood	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1985
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING F

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		10092	10092	10092	
Total		10,092.00	10,092.00	10,092.00	
	Value	Rate	Rate	Rate	Rate
	\$1,084,840		107.50	107.50	107.50



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Comm Imprv Occurrence 6

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	54 - Retail - Neighborhood	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1985
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING G

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		6627	6627	6627	
Total		6,627.00	6,627.00	6,627.00	
	Value	Rate	Rate	Rate	Rate
	\$849,850		128.24	128.24	

Comm Imprv Occurrence 7

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	54 - Retail - Neighborhood	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1985
Stories	1	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING H

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		5812	5812	5812	
Total		5,812.00	5,812.00	5,812.00	
	Value	Rate	Rate	Rate	Rate
	\$745,330		128.24	128.24	

Comm Imprv Occurrence 8

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	51 - Restaurant	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1986
Stories	2	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING I - FIESTA JALISCOS

SubArea	ABOVE GRADE	ACTUAL TOTAL	Effective SqFt -	RENTAL AREA	UNIT VALUE
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Comm Imprv Occurrence 8

	LIVING	SQ FT	Assessor Use Only		
SubArea_FIRST		6602	6602		6602
SubArea_SECOND		6602	5612		5612
Total		13,204.00	12,214.00		12,214.00
	Value	Rate	Rate	Rate	Rate
	\$1,365,770		103.44	111.82	111.82

Comm Imprv Occurrence 9

Property Code	2212 - MERCHANDISING-IMPROVEMENT	Actual Year Built	1970
Building Use	42 - Mixed Commercial	Neighborhood	2 - Steamboat Lincoln East
Grade/Quality	4 - Superior +	Effective Year Built	1990
Stories	2	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	8 - BRICK	Permit Description	BUILDING J

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		5188	5188	5188	
SubArea_SECOND		5188	4410	4410	
Total		10,376.00	9,598.00	9,598.00	
	Value	Rate	Rate	Rate	Rate
	\$1,261,700		121.60	131.45	131.45

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
2112	MERCHANDISING LAND	\$2,360,340		\$684,500	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$7,977,680		\$2,313,530	NA	NA
Total		\$10,338,020		\$2,998,030	NA	NA