

Property Record Card

Routt County Assessor

GRAY STONE, LLC

83 E 120TH AVE
THORNTON, CO 80233

Account: R8180015

Tax Area: 25 - *RE2* SS City
Limits_Mountain / Mtn. Village
Areas_But Not Ski Area Base
Acres: 3.875

Parcel: 307800001

Situs Address:

Value Summary

| Value By: | Market | Override |
|---------------|--------------------|--------------------|
| Comm Land (1) | \$1,140,720 | N/A |
| Total | \$1,140,720 | \$1,140,720 |

Legal Description

LOT 1 INDIAN MEADOWS F3



Public Remarks

| Entry Date | Model | Remark |
|------------|------------------------|--|
| 09/26/2017 | | NEW SUBD FROM R8163678/197900006 TO R8180015/307800001 & R8180016/307800002. FILE#1302 @ 783204, 9/14/17. NO COVS. SUBCODE 3078. |
| 11/02/2017 | | 2017 SUBD. SITE VALUE ALLOCATED FROM MOTHER ACCOUNT. ASSESSED AT FULL MARKET VALUE FOR 2018. 2017.KMK |
| | Comm Land Occurrence 1 | |

Comm Land Occurrence 1

| | | | |
|---------------|----------------------------|----------------|------------------------------------|
| Property Code | 0200 - VACANT COMM LOT | Economic Area | 7 - STEAMBOAT COMM |
| Neighborhood | 2 - STEAMBOAT LINCOLN EAST | Land Code | 7777101 - SOUTH LINCOLN AND WALTON |
| 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 EFFECTED | Wetness | 4 - SEVERE |
| Water | 3 - COMM/PUBLIC | Utilities | 4 - GAS/ELEC |
| Sewer | 3 - COMM/PUBLIC | Depth | 445 |
| Frontage | 380 | Influence Code | 6 - WETNESS |



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Comm Land Occurrence 1

Influence Factor 0.6

| SubArea | ABOVE GRADE LIVING | ACTUAL TOTAL SQ FT | Effective SqFt - Assessor Use Only | RENTAL AREA | UNIT VALUE |
|---------|--------------------|--------------------|------------------------------------|-------------|-------------|
| Acres | | 3.875 | | | |
| Total | | 3.875 | | | |
| | Value | Rate | Rate | Rate | Rate |
| | \$1,140,720 | | 294,000.00 | | |

Abstract Summary

| Code | Classification | Actual Value | Value | Taxable Value | Actual Value Override | Taxable Override |
|--------------|-----------------|--------------|--------------------|------------------|-----------------------|------------------|
| 0200 | VACANT COMM LOT | | \$1,140,720 | \$330,810 | NA | NA |
| Total | | | \$1,140,720 | \$330,810 | NA | NA |