

Property Record Card

Routt County Assessor

STEAMBOAT SKI & RESORT CORP.

2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487-9023

Account: R8180870

SKI CORP - PROMENADE BASE AREA

Tax Area: 28 - *RE2* SS City
Limits_Ski Resort Base Area (SS
Redevelopment Authority)

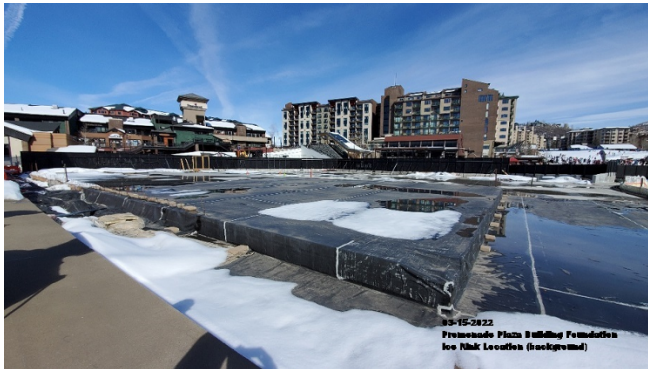
Acres: 1.590

Parcel: 320200001

Situs Address:

Value Summary

Value By:	Market	Override
Comm Land (1)	\$3,219,750	N/A
Comm Imprv (1)	\$2,812,120	\$0
Comm Imprv (2)	\$2,768,990	\$0
Comm Imprv (3)	\$719,620	N/A
Comm Imprv (4)	\$604,920	N/A
Comm Imprv (5)	\$258,020	\$213,280
XFOB (1)	\$22,350	N/A
XFOB (2)	\$391,690	N/A
Total	\$10,797,460	\$5,171,610



Legal Description

LOT 1 SKI HILL SUBDIVISION REPLAT PARCEL D



Public Remarks

Entry Date	Model	Remark
01/04/2021		1/4/2021: NEW SUBD FROM R6253787/154900004 TO R8180870/320200001 & R8180871/320200002. FILE#14469 @ REC817319 11/30/2020. NO COVS. SUBCODE 3202. SH

Comm Land Occurrence 1

Property Code	2125 - RECREATION LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	28 - SKI AREA	Land Code	7777003 - MOUNTAIN SKI AREA PREMIER SLOPE LOCATION (New Tier)
Land Use	1 - PRIME SITE	Zoning	OR



Property Record Card

Routt County Assessor

Comm Land Occurrence 1

Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	2 - GOOD	Topography	3 - SLOPING
Slope	3 - MODERATE	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
Acres		1.59			
Total		1.59			
	Value	Rate	Rate	Rate	Rate
	\$3,219,750		2,025,000.00		

Comm Imprv Occurrence 1

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	2021
Building Use	51 - Restaurant	Neighborhood	28 - Ski Area
Grade/Quality	7 - Superior + + + +	Effective Year Built	2021
Stories	3	Roof Structure	1 - GABLE
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	4 - FULL
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	2 - 11 to 14 feet
Exterior Wall	11 - CONCRETE	Permit Description	PROMENADE BUILDING LEVEL 01 (PLAZA LEVEL)

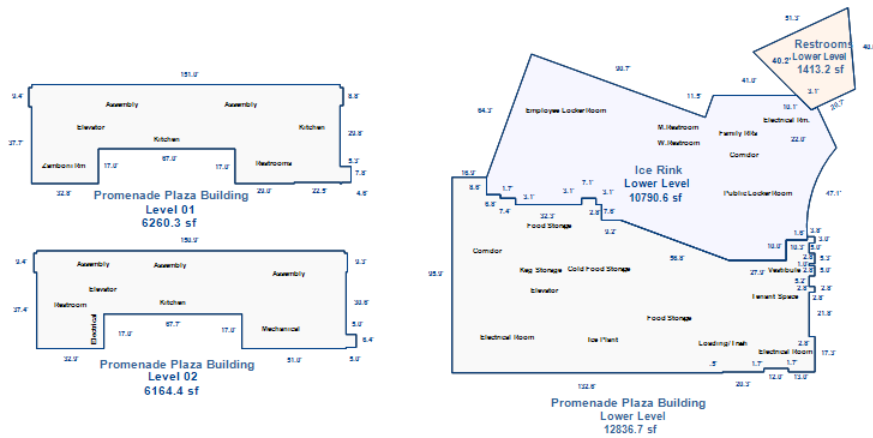
SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		6260	6260	6260	
Total		6,260.00	6,260.00	6,260.00	
	Value	Rate	Rate	Rate	Rate
	\$0				



Property Record Card

Routt County Assessor

Comm Imprv Occurrence 1



Comm Imprv Occurrence 2

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	2021
Building Use	51 - Restaurant	Neighborhood	28 - Ski Area
Grade/Quality	7 - Superior + + + +	Effective Year Built	2021
Stories	3	Roof Structure	1 - GABLE
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	4 - FULL
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	2 - 11 to 14 feet
Exterior Wall	11 - CONCRETE	Permit Description	PROMENADE BUILDING LEVEL 02 (UPPER LEVEL)

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		6164	6164	6164	
Total		6,164.00	6,164.00	6,164.00	
	Value	Rate	Rate	Rate	Rate
	\$0				

Comm Imprv Occurrence 3

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	2021
Building Use	42 - Mixed Commercial	Neighborhood	28 - Ski Area
Grade/Quality	7 - Superior + + + +	Effective Year Built	2021
Stories	3	Roof Structure	1 - GABLE
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	4 - FULL
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS



Property Record Card

Routt County Assessor

Comm Imprv Occurrence 3

Heating Type	2 - FORCED AIR	Interior Wall Height	2 - 11 to 14 feet
Exterior Wall	11 - CONCRETE	Permit Description	PROMENADE PLAZA BUILDING LOWER LEVEL (BASEMENT LEVEL)

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_BASEME NT_FINISHED		12837	6419	6419	
Total		12,837.00	6,419.00	6,419.00	
	Value	Rate	Rate	Rate	Rate
	\$719,620		56.06	112.11	112.11

Comm Imprv Occurrence 4

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	2021
Building Use	42 - Mixed Commercial	Neighborhood	28 - Ski Area
Grade/Quality	7 - Superior + + + +	Effective Year Built	2021
Stories	3	Roof Structure	1 - GABLE
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	4 - FULL
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	2 - 11 to 14 feet
Exterior Wall	11 - CONCRETE	Permit Description	ICE RINK SPACE LOWER (BASEMENT LEVEL)

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_BASEME NT_FINISHED		10791	5396	5396	
Total		10,791.00	5,396.00	5,396.00	
	Value	Rate	Rate	Rate	Rate
	\$604,920		56.06	112.11	112.11

Comm Imprv Occurrence 5

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	2011
Building Use	76 - Theater - Live Stage	Neighborhood	9 - Mountain
Grade/Quality	4 - Superior +	Effective Year Built	2011
Stories	2	Roof Structure	2 - SHED
Roof Cover	3 - METAL	Foundation	1 - CONCRETE
Frame	4 - BLOCK	Basement Type	1 - SLAB
Interior Condition	5 - Good	Exterior Condition	5 - Good
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Floor	1 - UNFIN CONC
Interior Wall Height	1 - 8 to 10 feet	Exterior Wall	10 - CONC BLOCK
Interior Wall	7 - PNTD BLOCK / CONC	Permit Description	LOWER LEVEL RESTROOM FACILITY (OLD STAGE BASEMENT)

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		1413	1413	1413	
Total		1,413.00	1,413.00	1,413.00	
	Value	Rate	Rate	Rate	Rate
	\$213,280		150.94	150.94	150.94



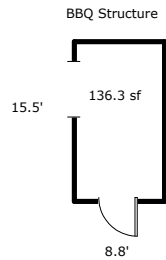
Property Record Card

Routt County Assessor

XFOB Occurrence 1

Property Code	2225 - RECREATION-IMPROVEMENTS	Grade	60 - EXCELLENT
Effective Year Built	2014	XFOB Code	385 - GAZEBO
Actual Year Built	2014	Condition	6 - EXCELLENT

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT		136	136		
Total		136.00	136.00		
	Value	Rate	Rate	Rate	Rate
	\$22,350		164.34		



Sketch by Apex Sketch v5 Pro™

XFOB Occurrence 2

Property Code	2225 - RECREATION-IMPROVEMENTS	Grade	40 - GOOD
Effective Year Built	2021	XFOB Code	712 - ELEV,ELEC PSNGR
Actual Year Built	2021	Condition	4 - NORMAL

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT		1152	1152		
Total		1,152.00	1,152.00		
	Value	Rate	Rate	Rate	Rate
	\$391,690		340.01		

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
2125	RECREATION LAND		\$3,219,750	\$933,730	NA	NA
2225	RECREATION-IMPROVEMENTS		\$7,577,710	\$2,197,540	\$1,951,860	\$566,040



Property Record Card

Routt County Assessor

Abstract Summary

Total	\$10,797,460	\$3,131,270	\$5,171,610	\$1,499,770
-------	--------------	-------------	-------------	-------------