



Routt County Assessor's Office, Property Search

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R8172004
1940 BRIDGE LN, 1960 BRIDGE LN

Owner: BRIDGE LANE REALTY LLC
817 MILL RUN CT
STEAMBOAT SPRINGS, CO 80487

Actual Value
\$1,193,500

KEY INFORMATION

Account #	R8172004	Parcel #	282601001
Tax Area	27X - *RE2* SS City Limits_West Stmbt- Airport Comm. Areas, Fairview		
Aggregate Mill Levy	40.556		
Neighborhood	CURVE COMM		
Subdivision	RIVERFRONT PARK F2		
Legal Desc	FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A		
Property Use	COMMERCIAL LAND		
Total Acres	2.17		
Owner	BRIDGE LANE REALTY LLC		
Situs Addresses	1940 BRIDGE LN, 1960 BRIDGE LN		
Total Area SqFt	-		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$1,193,500	\$332,990
Improvement Value	\$0	\$0
Total Value	\$1,193,500	\$332,990
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$332,990

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
10/22/2018: SOA#794464 THE DOGMA GROUP LLC. NO SOA FOR BRIDGE LANE REALTY IS RECORDED. SH	2018-10-22 00:00:00
MAILING ADDRESS CHANGED PER NOTE FROM TREAS: INCLUDES: R8173375, R8173376, R8172004, M6546014, R6817842, R8173378, R8173377, R8173379, R8173380. SH	2014-07-25 00:00:00
12/26/07 - NEW CONDO 4.49A (.05A ADDED PER PLAT) FROM R8163724/199000002 TO R8171997-2005 / 277701008-14,277777001,277701001; PLAT FILE #13794@667896; SUBCODE 2777;COVENANTS #667897. KL	2007-12-26 00:00:00
2008 - NEW CONDOS(RIVERFRONT PARK F2)- 11/6/08 - .55AC FROM R8172004/282601001 TO R8172958-64/282602001-282602007 - R8172965/282677001 & R8172004/282601001; PLAT FILE #13860@675351, 6/13/08; SUBCODE 2826;COVENANTS #675352. SH	2008-11-06 00:00:00
9/21/09: NEW CONDOS - 1.01AC FROM R8172004/282601001 TO R8173375/287800022 - R8173381/287877001, PLAT FILE #13940@688940, 6/29/08; SUBCODE 2878;COVENANTS #691193. SH (PIN 282601001 CHANGED TO 287801001 TO KEEP EXPANSION PARCEL WITH MOST RECENT PLAT.SH)	2009-09-23 00:00:00
8/24/10: CHANGED PIN FROM 287801001 (F3) TO 282601001 (F2)TO MATCH PLAT AND CHANGED LEGAL FROM "FUTURE EXPANSION PARCEL F3 2.17A" TO "FUTURE EXPANSION PARCEL F2, 2.17A" AFTER TALK WITH ROBERT/GIS. SH	2010-08-24 00:00:00
SOA#703676: RANDALL HUE DEAN, MNGR, AUTH TO EXECUTE FOR RIVERFRONT VENTURES, LLC. SH	2010-10-04 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	-	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	CURVE
Land Code	CRVE-20MI-DWNHL SUP 0.30 - 1.00 AC	Land Use	PRIME SITE
Zoning	CS & I	Site Access	YEAR-ROUND
Road	GRAVEL	Site View	AVERAGE
Topography	LEVEL	Slope	NOT AFFECTED
Wetness	NOT AFFECTED	Water	NONE
Utilities	NONE	Sewer	NONE
Acres	2.17	Description	-

BUILDINGS

EXTRA FEATURES / OUTBUILDINGS

No data to display

TRANSFER HISTORY

[View Recorded Transfer Documents Here](#)

	RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+	10/16/2018	794463	-	-	SWD	10/16/2018	\$4,320,000
Appraiser Public Remarks		INCLUDES R8173375 - R8173380 (6 ACCTS) & R8172004					
Grantor		RIVERFRONT VENTURES LLC					
Grantee		BRIDGE LANE REALTY LLC					
+	09/22/2010	703678	-	-	WD	09/17/2010	\$4,945,000
Appraiser Public Remarks		INCLUDES: R8173375-R8173380. R8172004. R6817842. 8 PARCELS TOTAL. SOA#703677 & #618203. SH					
Grantor		RIVERFRONT PARK OF					
Grantee		RIVERFRONT VENTURES, LLC					

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2023 LEVY BY ENTITY	2023 TAX AREA LEVY	ENTITY % OF TAX BILLS	ESTIMATED AD VALOREM TAX
27X	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2.0	40.556	4.9%	\$666
27X	COLORADO MOUNTAIN COLLEGE	Local District College	2.977	40.556	7.3%	\$991
27X	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.5	40.556	1.2%	\$167
27X	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	1.803	40.556	4.4%	\$600
27X	ROUTT COUNTY GOVERNMENT	County	13.522	40.556	33.3%	\$4,503
27X	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.061	40.556	0.2%	\$20
27X	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.873	40.556	41.6%	\$5,619
27X	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	40.556	4.5%	\$606
27X	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1.0	40.556	2.5%	\$333

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2023	\$1,193,500	\$332,990	40.56	\$13,505
2022	\$770,350	\$223,400	55.20	\$12,331
2021	\$770,350	\$223,400	54.62	\$12,202
2020	\$399,820	\$115,950	54.24	\$6,289
2019	\$399,820	\$115,950	52.90	\$6,134
2018	\$318,660	\$92,410	49.90	\$4,612
2017	\$318,660	\$92,410	49.28	\$4,554
2016	\$310,310	\$89,990	45.48	\$4,093

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

*TY2023 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB22-238 & SB23B-001 – Typically a \$55,000 Residential Actual Value credit and/or a \$30,000 Commercial Improvement Actual Value credit depending on the classification of the property.





