



Routt County Assessor's Office, Property Search

R8180478
1857 RIVER QUEEN LN, 1859 RIVER QUEEN LN

Owner: SUNSHINE STEAMBOAT, LLC
3220 THATCHER AVE
MARINA DEL REY, CA 90292

Actual Value
\$2,329,910

KEY INFORMATION

Account #	R8180478	Parcel #	313400003
Tax Area	25 - *RE2* SS City Limits_Mountain / Mtn. Village Areas_But Not Ski		
Aggregate Mill Levy	41.919		
Neighborhood	UPPER MTN - BURGESS CREEK RD.		
Subdivision	EAGLE'S VISTA SUBDIVISION		
Legal Desc	LOT 3 EAGLE'S VISTA SUBD. TOTAL .47 AC		
Property Use	RESIDENTIAL DUPLEX		
Total Acres	0.47		
Owner	SUNSHINE STEAMBOAT, LLC		
Situs Addresses	1857 RIVER QUEEN LN, 1859 RIVER QUEEN LN		
Total Area SqFt	3,756		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$805,970	\$54,000
Improvement Value	\$1,523,940	\$102,100
Total Value	\$2,329,910	\$156,100
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$156,100

Most Recent Tax Liability

Current Year	2024	\$6,543.56
Prior Year	2023	\$3,152.00

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes. (970) 870-5544

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
7/15/2021: 1857 RIVER QUEEN LN (RIGHT SIDE OF NEW DUPLEX) ASSIGNED PER JORDAN AT CITY OF SS.	2021-07-15 00:00:00
NEW SUBD FROM PINS 936223001/3006/3018/3019. FILE #14367 @ REC #795570, 11/29/18. DW	2018-12-21 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - RES LAND

Property Code	1115 - DUPLEX LAND	Economic Area	STEAMBOAT RESIDENTIAL
Super Neighborhood	FRONT 9 GC/MEADOWS AREA	Neighborhood	LOWER BURGESS CRK RD.
Land Code	NORTH MEADOWS - TIER 2	Land Use	PRIME SITE
Zoning	RN2	Site Access	YEAR-ROUND
Road	PAVED	Site View	EXCELLENT
Topography	SLOPING	Slope	SLIGHT
Wetness	NOT AFFECTED	Water	COMM/PUBLIC
Utilities	GAS/ELEC	Sewer	COMM/PUBLIC
Acres	0.47	Description	-

BUILDINGS

RESIDENTIAL BUILDING DETAILS

RESIDENTIAL IMPRV OCCURRENCE 1

Property Code	1215 - DUP/TRIPLEX IMPROVEMENTS	Economic Area	-
Neighborhood	LOWER BURGESS CRK RD.	Building Type	2 & 3 STORY
Super Neighborhood	SKI AREA BASE/PERIMETER	Stories	2.00
Actual Year Built	2023	Remodel Year	-
Effective Year Built	2023	Architectural Style	A FRAME
Grade / Quality	VERY GOOD	Frame	WOOD
Basement Type	WALK OUT	Garage Capacity	0
Total Rooms	10	Bedrooms	5
Bath Count	4.00	Kitchen Count	2
Fireplace Count	0	Fireplace Type	UNKNOWN
Roof Style	SHED	Roof Cover	METAL
Exterior Condition	NORMAL	Heating Fuel	GAS
Heating Type	HOT WTR RAD	Interior Condition	NORMAL
Total SQFT	3,756	Bldg Permit No.	TB-21-834
Above Grade Liv. SQFT	2,842	Percent Complete	-
Permit Desc.	-	Functional Obs	-

EXTRA FEATURES / OUTBUILDINGS

FEATURE 1

Description	UNAFFILIATED GARAGE	Actual Year Built	2023
Quality	VERY GOOD	Effective Year Built	2023
Condition	NORMAL	Actual Area	528
Permit No.	-	Percent Complete	-
Permit Desc.	-		

TRANSFER HISTORY

[View Recorded Transfer Documents Here](#)

	RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+	03/19/2021	822077	-	-	SWD	03/19/2021	\$600,000
Appraiser Public Remarks		-					
Grantor		ZEITERN, INC					
Grantee		SUNSHINE STEAMBOAT, LLC					

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILLS	ESTIMATED AD VALOREM TAX
25	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$312.20
25	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$504.20
25	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$78.21
25	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$436.77
25	MT WERNER WATER AND SANITATION DISTRICT	Water and Sanitation Districts	0	41.919	0.00%	\$0.00
25	ROUTT COUNTY GOVERNMENT	County	13.913	41.919	33.19%	\$2,171.82
25	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$9.83
25	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$2,590.32
25	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$284.10
25	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$156.10

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$2,329,910	\$156,100	41.92	\$6,543.56
2023	\$1,159,980	\$77,720	40.56	\$3,152.00
2022	\$501,780	\$145,520	55.20	\$8,031.98
2021	\$475,500	\$137,900	54.62	\$7,532.10
2020	\$338,520	\$98,170	54.24	\$5,324.54
2019	\$324,600	\$94,130	52.90	\$4,979.29
2018	\$303,020	\$87,880	49.90	\$4,385.56

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

* 2024 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB24-233 & SB24B-1001 - 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. The 2023 values listed were subject to the same discounts under Legislative bills SB22-238 & SB23B-001.





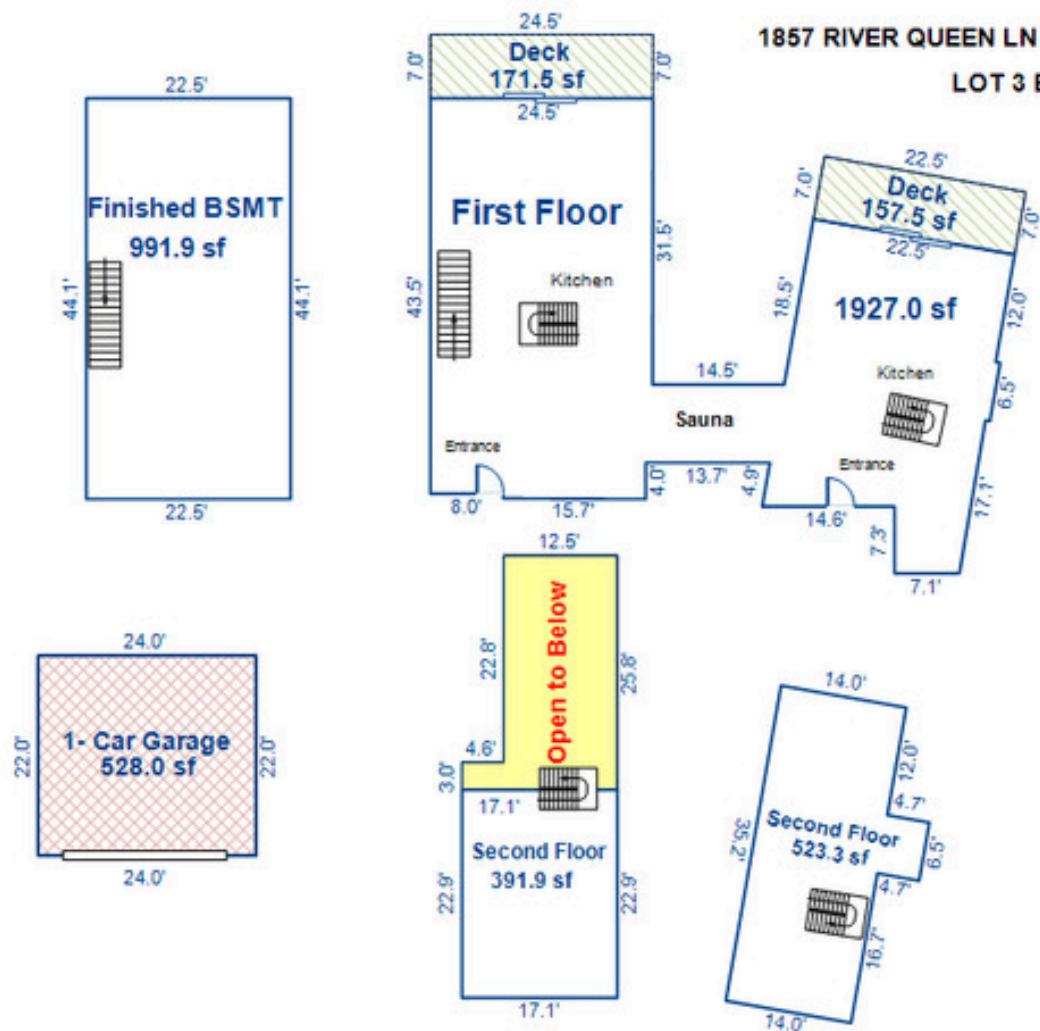








1857 RIVER QUEEN LN & 1859 RIVER QUEEN LN
LOT 3 EAGLE'S VISTA SUBD



Data last updated: 02/03/2025