



Routt County Assessor's Office, Property Search

R8172286

Owner: JNJ LAND, LLC
4412 W 72ND STREET
PRAIRIE VILLAGE, KS 66208

Actual Value
\$5,013,150

KEY INFORMATION

Account #	R8172286	Parcel #	280600101
Tax Area	20SS - *RE2* SS City Limits_Old Town+Lower Fish/Tamarack Areas & near		
Aggregate Mill Levy	41.919		
Neighborhood	-		
Subdivision	WEST ACRES RANCH SUBD EXEMPTION PLAT		
Legal Desc	PT OF LOT 1 (TA 20SS), WEST ACRES RANCH SUBD EXEMPTION PLAT, 52.77A		
Property Use	COMMERCIAL LAND		
Total Acres	52.77		
Owner	JNJ LAND, LLC		
Situs Addresses	-		
Total Area SqFt	-		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$5,013,150	\$1,398,670
Improvement Value	\$0	\$0
Total Value	\$5,013,150	\$1,398,670
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$1,398,670

Most Recent Tax Liability

Current Year	2024	\$58,630.84
Prior Year	2023	\$56,724.48

Contact the Treasurer's Office @ 970-870-5555 for exact amount due. Figures above do not reflect any processing fees, Senior/Vet exemptions, late penalties, interest or liens due. Please confirm all balances with the Treasurer prior to submitting payment, as short payments will be rejected.

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
AMENDMENT OF 2004 EASEMENT GRANT & ROW AGRMT REC#802332 8/23/2019: INCLUDES R4779717, R6814853, R8172287, R8172289, R8172282, R8172286	2019-09-03 00:00:00
REC#777773, 3/10/17: ALL UND INT OF GEORGE BLAIR (61.222%) TO ETAL(ALL TRUSTS DATED 7/29/2004)AS FOLLOWS: GEORGE A. BLAIR BLAIR QTIP TRUST FBO JOANNE W. BLAIR - 65.3244% UND INTGEORGE A. BLAIR GST TRUST FBO DONNA L. BLAIR - 8.6689% UND INT GEORGE A.	2017-03-20 00:00:00
ETAL: (777773) GEORGE A BLAIR MARITAL QTIP TRUST FBO JOANNE W. BLAIR 7/29/2004 (ETAL) 61.222% UND INT; WILLIAM FAMILY PARTNERSHIPS, LLLP 22.2206% UND INT; STEAMBOAT LLC 9.99975% UND INT; JENNIFER JOHNSON 3.33325% UND INT & CHARLES G. WILLIAMS, JR. 1% UND	2008-04-02 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	-	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	DOWNHILL - COPPER - ELK
Land Code	CRVE-20MI-DWNHL > 7.00 AC	Land Use	PRIME SITE
Zoning	RE-1 to MF-1	Site Access	YEAR-ROUND
Road	PAVED	Site View	GOOD
Topography	SLOPING	Slope	MODERATE
Wetness	NOT AFFECTED	Water	COMM/PUBLIC
Utilities	ELECTRIC	Sewer	COMM/PUBLIC
Acres	52.77	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
+ 12/31/2024	858136	-	-	SWD	12/27/2024	\$30,000,000
Appraiser Public Remarks	SP INCLUDES: R8172286 R8172282 (TA SPLIT) TOTAL: 133.92 AC					
Grantor	STEAMBOAT SPRINGS AIRPARK, LLC					
Grantee	JNJ LAND, LLC					
+ 06/06/2017	780034	-	-	WD	06/05/2017	\$2,500,000
Appraiser Public Remarks	TA SPLIT, INCLUDES R8172282 R8172286					
Grantor	WILLIAMS FAMILY PARTNERSHIP LLLP (ET AL)					
Grantee	STEAMBOAT SPRINGS AIRPARK, LLC					
+ 03/10/2017	777773	-	-	PRD	08/11/2016	\$0
Appraiser Public Remarks	INCLUDES R8172286 & R8172282: ETAL(ALL TRUSTS DATED 7/29/2004): GEORGE A. BLAIR QTIP TRUST FBO JOANNE W. BLAIR,GEORGE A. BLAIR GST TRUST FBO DONNA L. BLAIR, GEORGE A. BLAIR GST TRUST FBO CARRIE B. BLAIR, GEORGE A. BLAIR GST TRUST FBO GEORGIA A. BLAIR, GEO					
Grantor	JOANNE W. BLAIR, PR ESTATE OF GEORGE A. BLAIR					
Grantee	GEORGE A BLAIR MARITAL QTIP TRUST FBO JOANNE W. BLAIR 7/29/2004 (ETAL)					

TAX AUTHORITIES

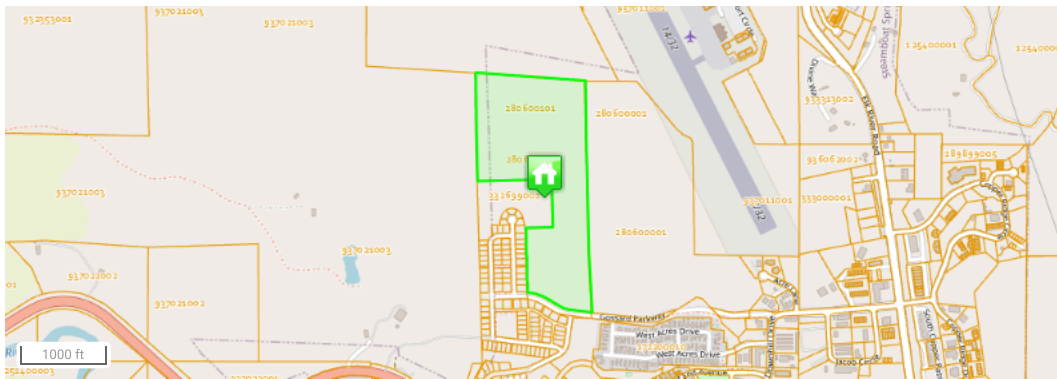
TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILL	ESTIMATED AD VALOREM TAX
20SS	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$2,797
20SS	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$4,518
20SS	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$701
20SS	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$3,913
20SS	ROUTT COUNTY GOVERNMENT	County	13.913	41.919	33.19%	\$19,460
20SS	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$88
20SS	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$23,210
20SS	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$2,546
20SS	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$1,399

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$5,013,150	\$1,398,670	41.92	\$58,630.84
2023	\$5,013,150	\$1,398,670	40.56	\$56,724.48
2022	\$2,374,650	\$688,650	55.20	\$38,010.04
2021	\$5,330	\$1,550	54.62	\$84.66
2020	\$6,230	\$1,810	54.24	\$98.17
2019	\$6,230	\$1,810	52.90	\$95.75
2018	\$7,180	\$2,080	49.90	\$103.80
2017	\$7,180	\$2,080	49.28	\$102.51
2016	\$6,860	\$1,990	45.48	\$90.50

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.





Data last updated: 04/02/2025