



Routt County Assessor's Office, Property Search

R4215268

1450 S LINCOLN AVE, 225 ANGLERS DR,
255 ANGLERS DR, 325 ANGLERS DR, 345
ANGLERS DR, 365 ANGLERS DR, 385
ANGLERS DR, 405 ANGLERS DR, 425
ANGLERS DR, 445 ANGLERS DR, 465
ANGLERS DR

Owner: SUNDANCE PLAZA LLC
3528 PRECISION DR STE 100
FORT COLLINS, CO 80528

Actual Value
\$14,470,000

KEY INFORMATION

Account #	R4215268	Parcel #	164900001
Tax Area	25 - *RE2* SS City Limits_Mountain / Mtn. Village Areas_But Not Ski		
Aggregate Mill Levy	41.919		
Neighborhood	FISH CREEK - ANGLER'S DR.		
Subdivision	SUNDANCE PLAZA SUBD		
Legal Desc	SUNDANCE PLAZA SUBDIVISION 7AC		
Property Use	MULTI-USE COMMERCIAL		
Total Acres	7.00		
Owner	SUNDANCE PLAZA LLC		
Situs Addresses	1450 S LINCOLN AVE, 225 ANGLERS DR, 255 ANGLERS DR, 325 ANGLERS DR, 345 ANGLERS DR, 365 ANGLERS DR, 385 ANGLERS DR, 405 ANGLERS DR, 425 ANGLERS DR, 445 ANGLERS DR, 465 ANGLERS DR		
Total Area SqFt	67,489		
Business Name	SUNDANCE PLAZA		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$3,600,000	\$1,004,400
Improvement Value	\$10,493,370	\$2,927,650
Total Value	\$14,470,000	\$4,037,130
Exempt Value	-	\$-105,080
Adjusted Taxable Total	-	\$3,932,050

Most Recent Tax Liability

Current Year	2024	\$164,827.60
Prior Year	2023	\$171,706.80

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
ACCT IS PARTIALLY EXEMPT FOR ~1,753SF OF SPACE LEASED BY TWO DIFFERENT STATE AGENCIES, PER C.R.S. 39-3-124. ASSR	2019-04-10 00:00:00
09/04 THIS ACCOUNT WAS COMBINED WITH R4254164/164900002 & R4215267/164900003.	2004-09-09 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	2112 - MERCHANDISING LAND	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	SUNDANCE
Land Code	HWY 40 TOWN-MTN SUP > 2.00 AC	Land Use	PRIME SITE
Zoning	CC	Site Access	YEAR-ROUND
Road	PAVED	Site View	AVERAGE
Topography	LEVEL	Slope	NOT AFFECTED
Wetness	NOT AFFECTED	Water	COMM/PUBLIC
Utilities	GAS/ELEC	Sewer	COMM/PUBLIC
Acres	7.00	Description	-

BUILDINGS

COMMERCIAL BUILDING DETAILS

COMMERCIAL IMPRV OCCURRENCE 1

Economic Area	STEAMBOAT COMM	Property Code	2212 - MERCHANDISING-IMPROVEMENT
Neighborhood	Steamboat Lincoln East	Actual Year Built	1980
Building Use	Restaurant - Fast Food	Effective Year Built	2005
Grade / Quality	Good	Last Tenant Finish	-
Stories	1	Roof Structure	FLAT
Roof Cover	MEMBRANE	Foundation	CONCRETE
Frame	WOOD	Basement Type	SLAB
Interior Condition	Normal	Exterior Condition	Normal
Air Conditioning	CENTRAL	Heating Fuel	GAS
Heating Type	FORCED AIR	Interior Wall Height	8 to 10 feet
Exterior Wall	BRICK	Percent Complete	-
Calculation Method	Income	Total SQFT	2,828
Bldg Permit No.	-	Functional Obs	-
Permit Description	BUILDING A - STARBUCK'S		

COMMERCIAL IMPRV OCCURRENCE 2

COMMERCIAL IMPRV OCCURRENCE 3

COMMERCIAL IMPRV OCCURRENCE 4

COMMERCIAL IMPRV OCCURRENCE 5

COMMERCIAL IMPRV OCCURRENCE 6

COMMERCIAL IMPRV OCCURRENCE 7

COMMERCIAL IMPRV OCCURRENCE 8

COMMERCIAL IMPRV OCCURRENCE 9

EXTRA FEATURES / OUTBUILDINGS

No data to display

TRANSFER HISTORY

RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+ 08/01/2019	801642	-	-	SWD	07/31/2019	\$11,750,000
Appraiser Public Remarks	-					
Grantor	ALPEN GLOW VENTURES LLC					
Grantee	SUNDANCE PLAZA LLC					
+ 01/16/2002	557978	-	-	GWD	01/14/2002	\$5,850,000
Appraiser Public Remarks	-					
Grantor	LITCHFIELD EQUITIES GROUP, L.L.C.					
Grantee	ALPEN GLOW VENTURES, LLC					
+ 04/02/1991	-	662	72	SWD	04/02/1991	\$3,350,000
Appraiser Public Remarks	-					
Grantor	-					
Grantee	-					
+ 05/05/1994	-	696	2490	QCD	05/05/1994	\$0
Appraiser Public Remarks	-					
Grantor	-					
Grantee	-					
+ 07/11/1990	-	655	1185	PTD	07/11/1990	\$0
Appraiser Public Remarks	-					
Grantor	-					
Grantee	-					

TAX AUTHORITIES

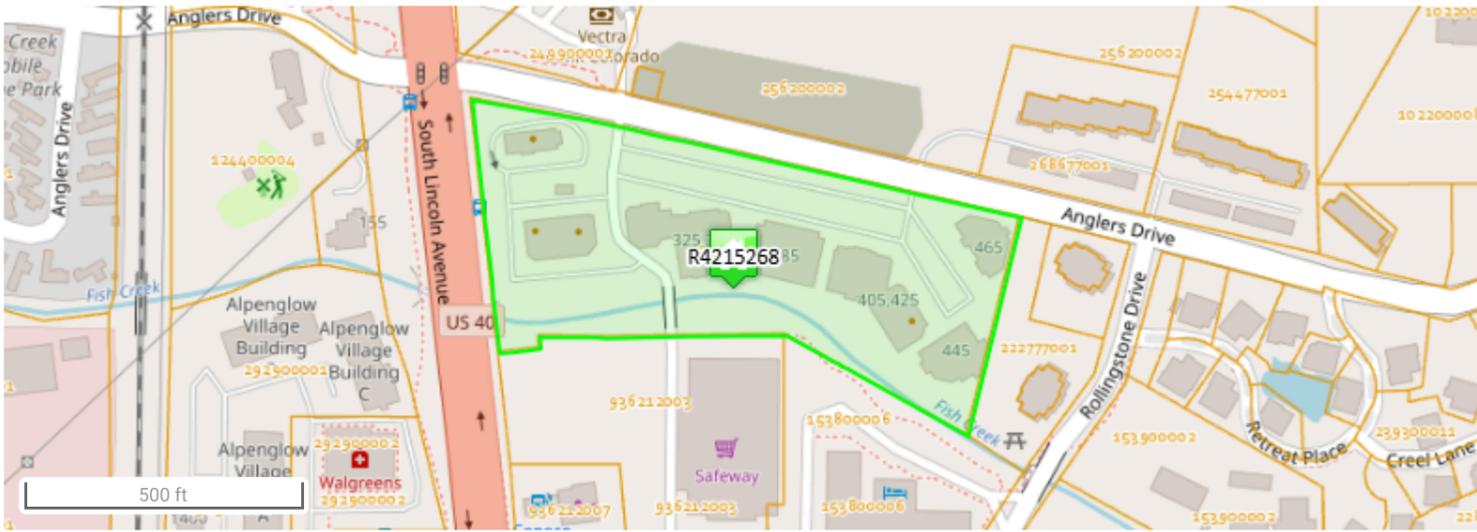
TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILL	ESTIMATED AD VALOREM TAX
25	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$7,864
25	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$12,701
25	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$1,970
25	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$11,002
25	MT WERNER WATER AND SANITATION DISTRICT	Water and Sanitation Districts	0	41.919	0.00%	\$0
25	ROUTT COUNTY GOVERNMENT	County	13.913	41.919	33.19%	\$54,707
25	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$248
25	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$65,248
25	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$7,156
25	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$3,932

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$14,470,000	\$4,037,130	41.92	\$164,827.60
2023	\$15,175,000	\$4,233,820	40.56	\$171,706.80
2022	\$10,338,020	\$2,920,150	55.20	\$161,177.68
2021	\$10,259,160	\$2,852,560	54.62	\$155,806.83
2020	\$8,895,660	\$2,473,440	54.24	\$134,154.44
2019	\$8,895,660	\$2,473,440	52.90	\$130,840.03
2018	\$7,852,570	\$2,183,410	49.90	\$108,960.89
2017	\$7,996,830	\$2,223,520	49.28	\$109,583.96
2016	\$7,366,380	\$2,048,230	45.48	\$93,149.40

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

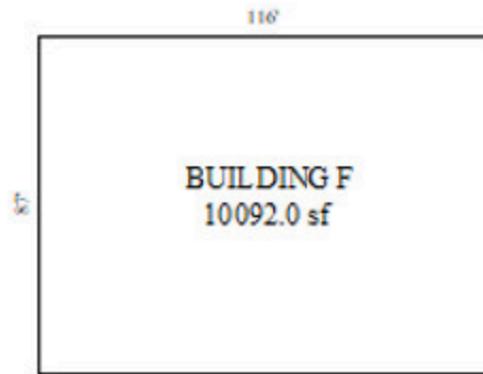
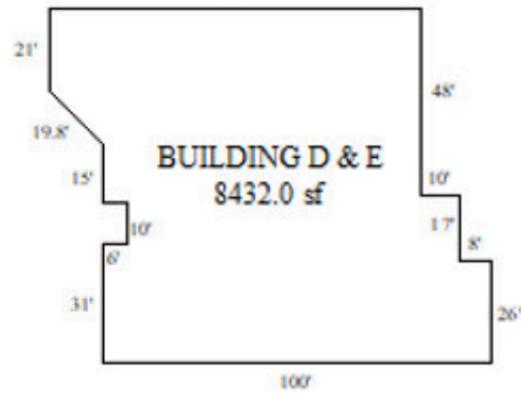
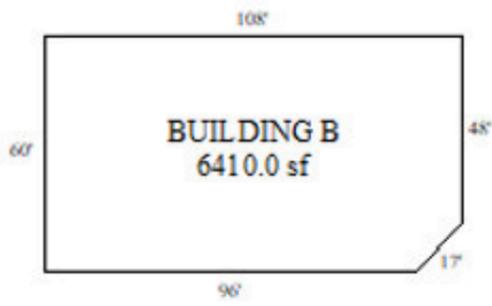
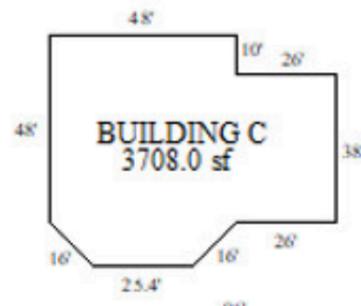
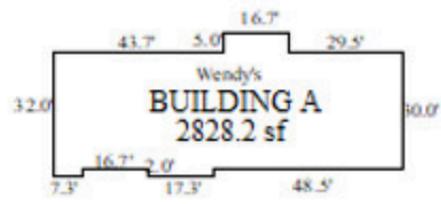
* 2024 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB24-233 & SB24B-1001 - Typically a \$55,000 Residential Actual Value credit and/or a \$30,000 Commercial Improvement Actual Value credit depending on the classification of the property. The 2023 values listed were subject to the same discounts under Legislative bills SB22-238 & SB23B-001.



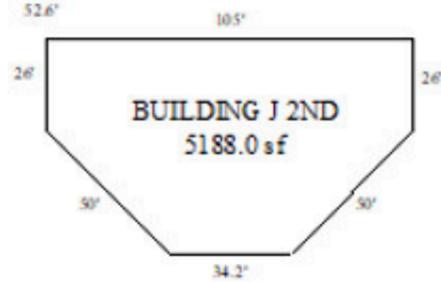
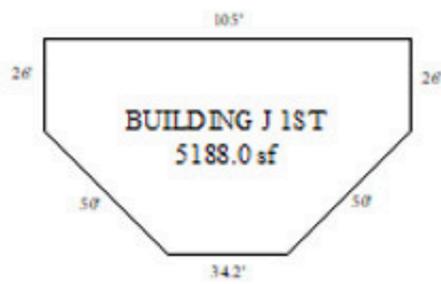
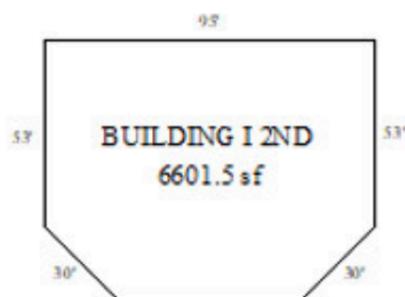
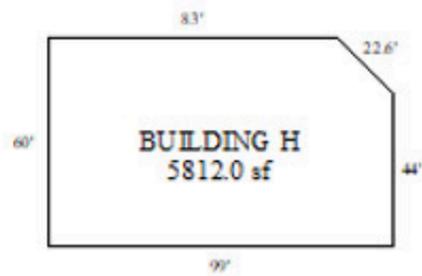
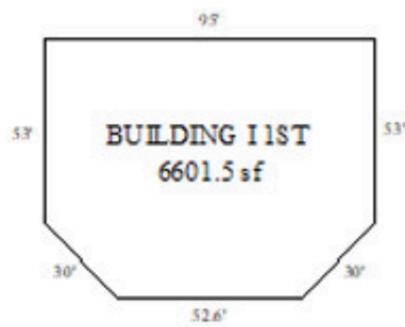
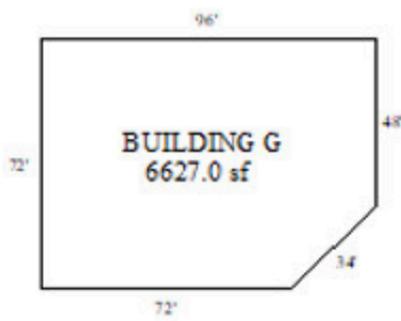








Sketch by AutoSketch of Plot



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Data last updated: 04/17/2025