

ROUTT 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	41.919				
Neighborhood	CURVE COMM	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

Most Recent Tax Liability

Current Year	2024	\$13,959	
Prior Year	2023	\$13,505	

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)- 11/6/0855AC 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 R817	73375 - R817	3380 (6 AC	CTS) & R8172004		
Grantor	RIVERFRONT VI	ENTURES LLO				
Grantee	BRIDGE LANE REALTY LLC					
+ 09/22/2010	703678	-	-	WD	09/17/2010	\$4,945,000
Appraiser Public Remarks	INCLUDES: R81	73375-R817	3380. R8172	2004. R6817842. 8 I	PARCELS TOTAL. SOA	#703677 & #618203. SH
Grantor	RIVERFRONT PA	ARK OF				
Grantee	RIVERFRONT VI	ENTURES, LL	С			

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILLS	ESTIMATED AD VALOREM TAX
27X	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$666
27X	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$1,076
27X	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$167
27X	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$932
27X	ROUTT COUNTY GOVERNMENT	County	13.913	41.919	33.19%	\$4,633
27X	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$21
27X	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$5,526
27X	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$606
27X	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$333

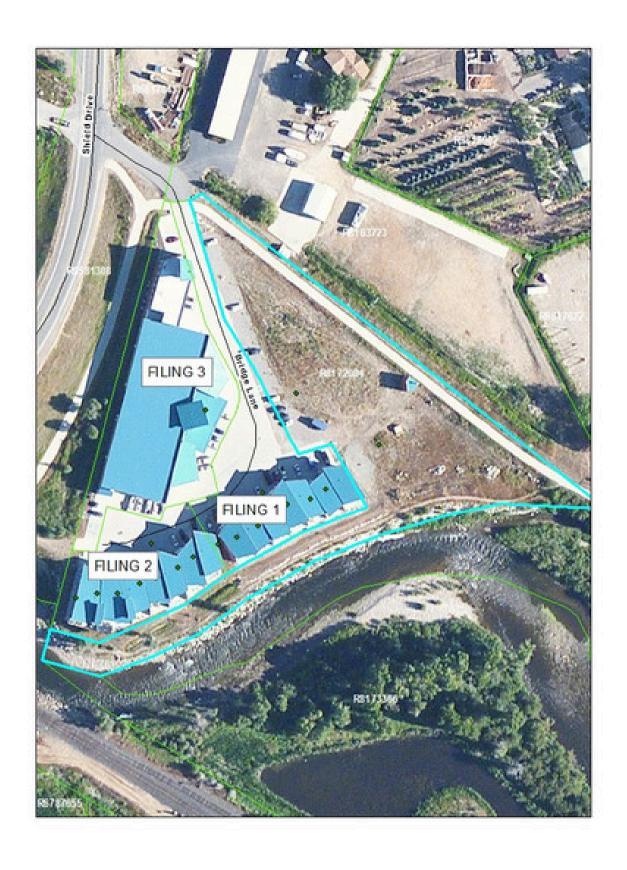
PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES	
2024	\$1,193,500	\$332,990	41.92	\$13,959	
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.

^{* 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: 01/31/2025