



Routt County Assessor's Office, Property Search

R8172286

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

Actual Value  
**\$9,234,750**

**KEY INFORMATION**

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

**ASSESSMENT DETAILS**

	<b>Actual</b>	<b>Assessed</b>
Land Value	<b>\$9,234,750</b>	<b>\$2,493,380</b>
Improvement Value	<b>\$0</b>	<b>\$0</b>
Total Value	<b>\$9,234,750</b>	<b>\$2,493,380</b>
Exempt Value	-	<b>\$0</b>
Adjusted Taxable Total	-	<b>\$2,493,380</b>

**Most Recent Tax Liability**

<b>Current Year</b>	<b>2024</b>	<b>\$58,630.84</b>
<b>Prior Year</b>	<b>2023</b>	<b>\$56,724.48</b>

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**

<b>PUBLIC REMARK</b>	<b>PUBLIC REMARK DATE</b>
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

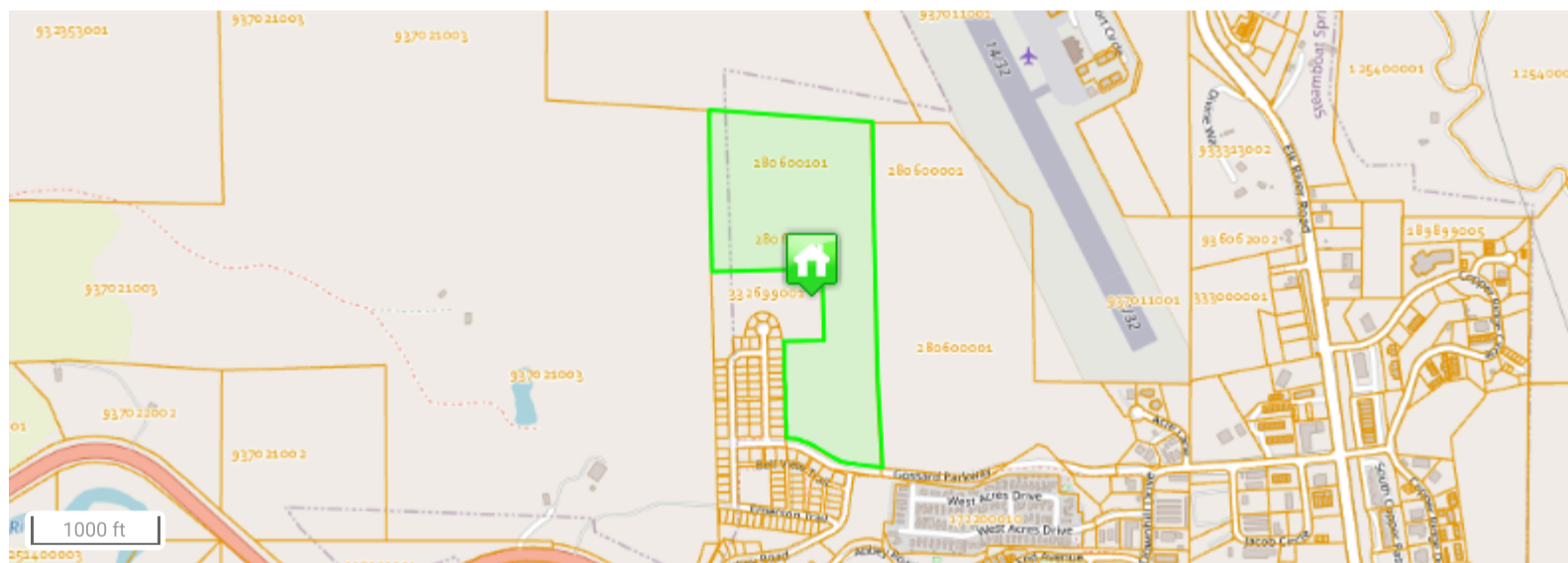
TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILL	ESTIMATED AD VALOREM TAX
20SS	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$4,987
20SS	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$8,054
20SS	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$1,249
20SS	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$6,976
20SS	ROUTT COUNTY GOVERNMENT	County	13.913	41.919	33.19%	\$34,690
20SS	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$157
20SS	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$41,375
20SS	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$4,538
20SS	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$2,493

## 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: 06/20/2025