



Routt County Assessor's Office, Property Search

R8181116
34120 FOREST ROAD 321

Owner:
STEAMBOAT SKI & RESORT CORP.
2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487-9023

Actual Value
\$12,166,250

KEY INFORMATION

Account #	R8181116	Parcel #	323800001
Tax Area	25 - *RE2* SS City Limits_Mountain / Mtn. Village Areas_But Not Ski		
Aggregate Mill Levy	41.919		
Neighborhood	SKI AREA COMM		
Subdivision	GREEN HORN RANCH		
Legal Desc	PT LOT 1 GREEN HORN RANCH (TA 25 = 169.88ACS) TOTAL 173.88 ACS		
Property Use	SKI AREA		
Total Acres	169.88		
Owner	STEAMBOAT SKI & RESORT CORP.		
Situs Addresses	34120 FOREST ROAD 321		
Total Area SqFt	14,670		
Business Name	SKI CORP - PT SKI AREA, WILD BLUE GONDOLA MID-STATION		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$5,945,800	\$1,605,370
Improvement Value	\$6,220,450	\$1,679,520
Total Value	\$12,166,250	\$3,284,890
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$3,284,890

Most Recent Tax Liability

Current Year	2024	\$120,490.72
Prior Year	2023	\$116,572.96

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
NEW SUBD SPLIT BY TAX AREA 25 & 28: GREEN HORN RANCH. FROM R6254548/936271001 (TA 25) & R8179188/936223002 (TA 28) TO R8181116/323800001(TA 25) & R8181117/323800101 (TA 28). FILE#14524, REC#832258, 11/29/2021. NO COVS. SUBCODE 3238.	2021-12-02 00:00:00
SIBLING R8181117/323800101	2021-12-02 00:00:00
ONLY SKI RUN NOT OWNED BY FOREST SVC	1900-01-01 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - COMM LAND

Property Code	2125 - RECREATION LAND	Economic Area	STEAMBOAT COMM
Super Neighborhood	-	Neighborhood	SKI AREA
Land Code	MOUNTAIN RESORT SUPPORT - RECREATIONAL	Land Use	PRIME SITE
Zoning	OR	Site Access	YEAR-ROUND
Road	DIRT	Site View	EXCELLENT
Topography	SLOPING	Slope	MODERATE
Wetness	NOT AFFECTED	Water	COMM/PUBLIC
Utilities	GAS/ELEC	Sewer	COMM/PUBLIC
Acres	169.88	Description	-

BUILDINGS

COMMERCIAL BUILDING DETAILS

COMMERCIAL IMPRV OCCURRENCE 1

Economic Area	10 MILE	Property Code	2225 - RECREATION-IMPROVEMENTS
Neighborhood	Ski Area	Actual Year Built	2022
Building Use	Terminal Building	Effective Year Built	2022
Grade / Quality	Very Good	Last Tenant Finish	-
Stories	2	Roof Structure	SHED
Roof Cover	METAL	Foundation	CONCRETE
Frame	STEEL	Basement Type	PARTIAL
Interior Condition	Normal	Exterior Condition	Normal
Air Conditioning	NONE	Heating Fuel	PROPANE
Heating Type	FORCED AIR	Interior Wall Height	11 to 14 feet
Exterior Wall	CONCRETE	Percent Complete	-
Calculation Method	Market	Total SQFT	7,644
Bldg Permit No.	-	Functional Obs	-
Permit Description	WILD BLUE GONDOLA MID-STATION MAINTENANCE BUILDING		

COMMERCIAL IMPRV OCCURRENCE 2

EXTRA FEATURES / OUTBUILDINGS

No data to display

TRANSFER HISTORY

No data to display

No data to display

TAX AUTHORITIES

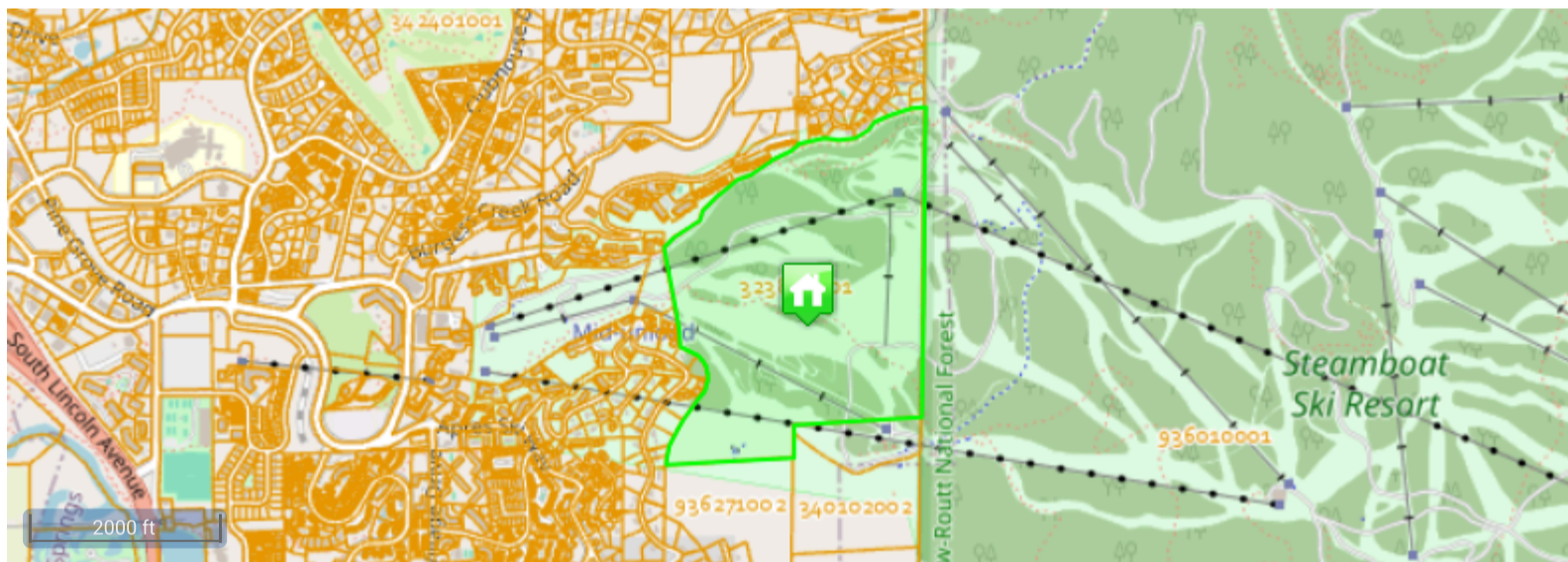
TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILL	ESTIMATED AD VALOREM TAX
25	CITY OF STEAMBOAT SPRINGS	Home Rule Municipalities	2	41.919	4.77%	\$6,570
25	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	41.919	7.71%	\$10,610
25	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	41.919	1.20%	\$1,646
25	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	41.919	6.67%	\$9,191
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%	\$45,703
25	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	41.919	0.15%	\$207
25	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	41.919	39.59%	\$54,509
25	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	41.919	4.34%	\$5,979
25	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	41.919	2.39%	\$3,285

PRIOR YEAR ASSESSMENT INFORMATION

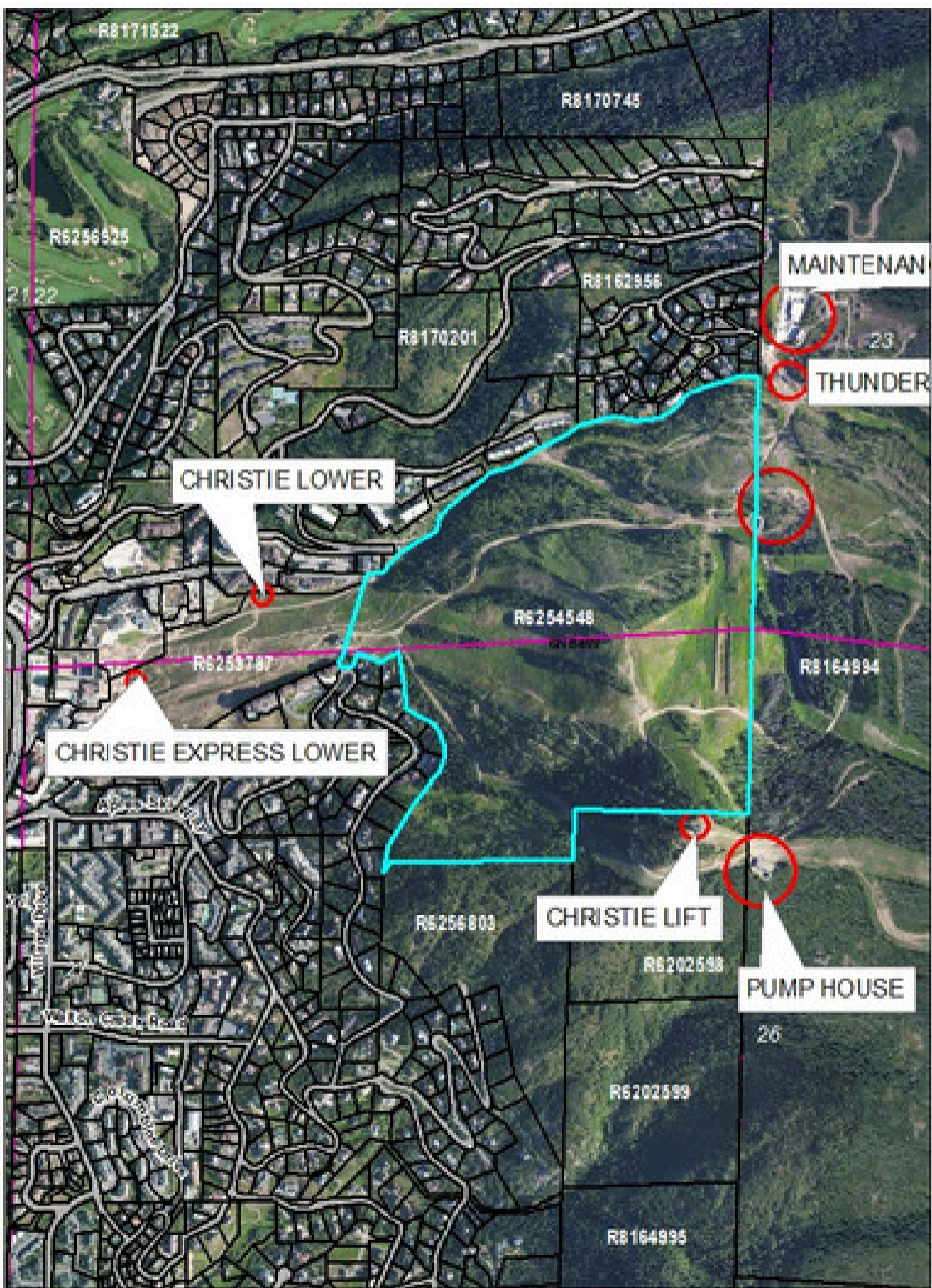
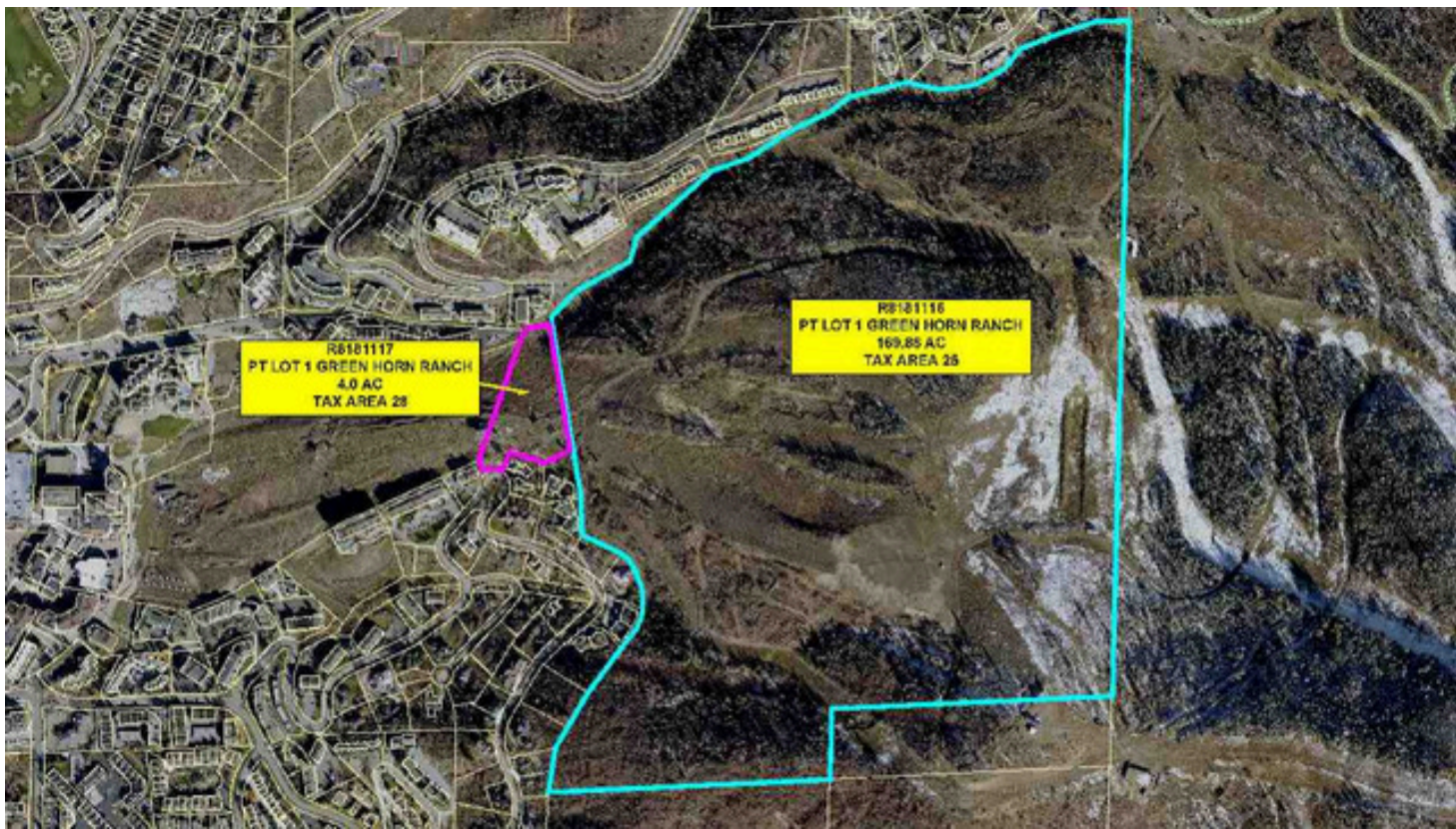
*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$10,302,420	\$2,874,370	41.92	\$120,490.72
2023	\$10,302,420	\$2,874,370	40.56	\$116,572.96
2022	\$4,247,000	\$1,231,630	55.20	\$67,979.82
2021	\$4,175,000	\$1,210,750	54.62	\$66,131.17

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

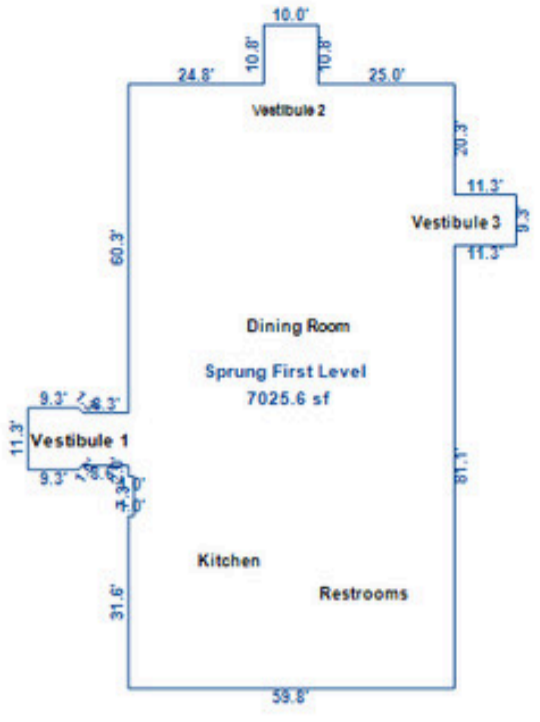
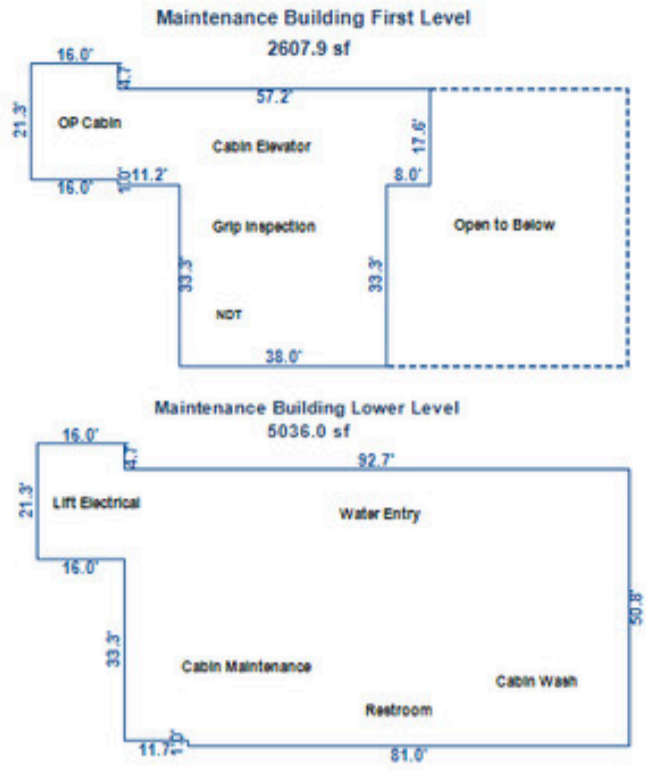
* 2024 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB24-233 & SB24B-1001 - Typically a \$55,000 Residential Actual Value credit and/or a \$30,000 Commercial Improvement Actual Value credit depending on the classification of the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







WILD BLUE GONDOLA MID-STATION TERMINAL



Data last updated: 03/13/2026