

Property Record Card

Routt County Assessor

**STEAMBOAT SPRINGS
AIRPARK, LLC**

27582 SILVER SPUR ST
STEAMBOAT SPRINGS, CO 80487

Account: R8172282

Tax Area: 27X - *RE2* SS City
Limits_West Stmbt- Airport Comm.
Areas, Fairview Subdv.

Acres: 81.150

Parcel: 280600001

Situs Address:
8888 GOSSARD PKWY
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Ag Land (1)	\$9,580	N/A
Total	\$9,580	\$9,580

Legal Description

PT OF LOT 1 (TA 27X), WEST ACRES RANCH SUBD EXEMPTION PLAT, 81.15A



Public Remarks

Entry Date	Model	Remark
04/02/2008		1-6-85, 36-7-85
04/02/2008		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 INT, DANIEL K.C. WILLIAMS 2.2234% UND INT. SF
04/02/2008		SOA#666886: STEPHANIE JOHNSTON AUTH TO EXECUTE FOR STEAMBOAT, LLC. SF
03/20/2017		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 INT GEORGE A. BLAIR GST TRUST FBO DONNA L. BLAIR - 8.6689% UND INT GEORGE A. BLAIR GST TRUST FBO CARRIE B. BLAIR - 8.6689% UND INT GEORGE A. BLAIR GST TRUST FBO GEORGIA R. BLAIR - 8.6689% UND INT GEORGE A. BLAIR GST TRUST FBO DOROTHY R. BLAIR - 8.6689% UND INT
09/03/2019		AMENDMENT OF 2004 EASEMENT GRANT & ROW AGRMT REC#802332 8/23/2019: INCLUDES R4779717, R6814853, R8172287, R8172289, R8172282, R8172286

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
780034	06/05/2017	WD	UV	Y	\$2,500,000	0.38	\$1,514,897	0.63	\$1,514,897	0.63



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Ag Land Occurrence 1

Property Code	4127 - DRY FARM LAND-AGRIC	Economic Area	2 - 10 MILE
Neighborhood	1010 - 10 MILE	Land Code	1050 - 1000 - LANDCODE
Land Use	21 - DRY FARM B	Site Access	2 - YEAR-ROUND
Road	3 - GRAVEL	Site View	2 - GOOD
Topography	3 - SLOPING	Slope	1 - NOT EFFECTED
Wetness	1 - NOT EFFECTED	Water	0 - UNKNOWN
Utilities	0 - UNKNOWN	Sewer	0 - UNKNOWN

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		81.15			
Total		81.15			
	Value	Rate	Rate	Rate	Rate
	\$9,580		118.05		

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
4127	DRY FARM LAND-AGRIC		\$9,580	\$2,780	NA	NA
Total			\$9,580	\$2,780	NA	NA

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**STEAMBOAT SPRINGS
AIRPARK, LLC**

27582 SILVER SPUR ST
STEAMBOAT SPRINGS, CO 80487

Account: R8172286

Tax Area: 20SS - *RE2* SS City
Limits_Old Town+Lower
Fish/Tamarack Areas & near Airport
Acres: 52.770

Parcel: 280600101

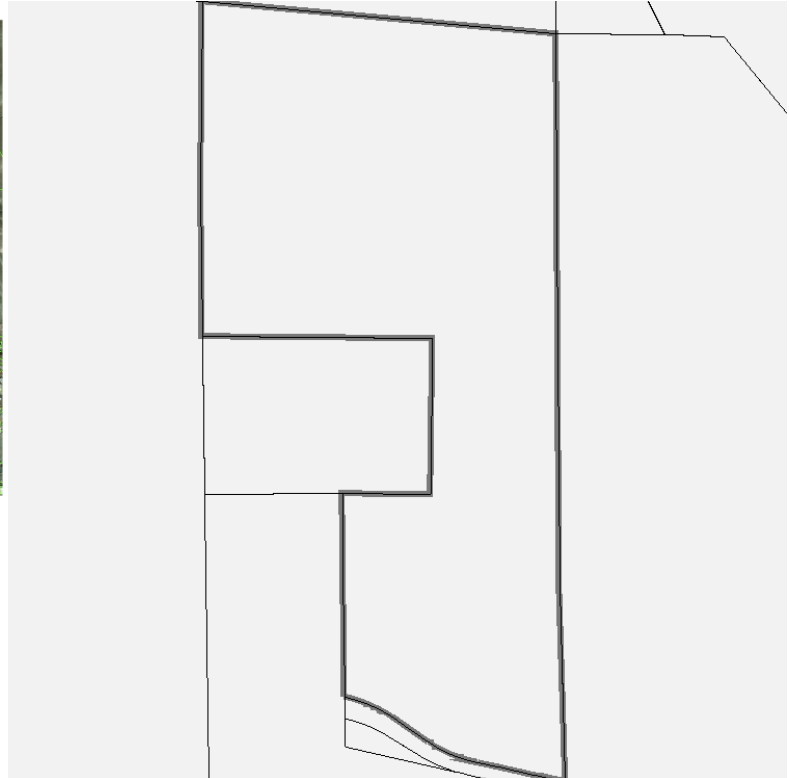
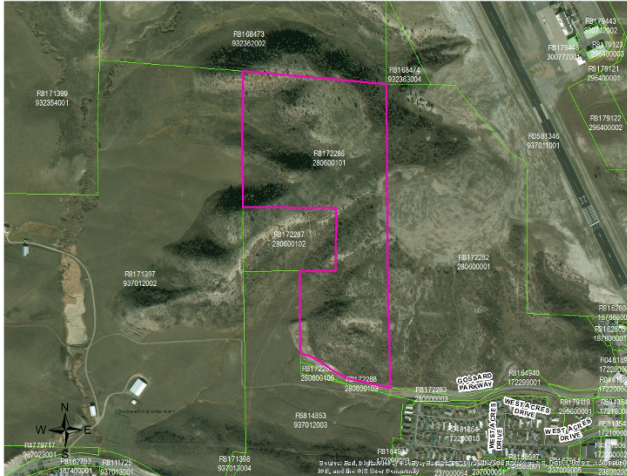
Situs Address:
STEAMBOAT_SPRINGS, 80487

Value Summary

Value By:	Market	Override
Ag Land (1)	\$6,230	N/A
Total	\$6,230	\$6,230

Legal Description

PT OF LOT 1 (TA 20SS), WEST ACRES RANCH SUBD EXEMPTION PLAT, 52.77A



Public Remarks

Entry Date	Model	Remark
04/02/2008		1-6-85, 36-7-85
04/02/2008		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 INT, DANIEL K.C. WILLIAMS 2.2234% UND INT. SF
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03/20/2017		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 INT GEORGE A. BLAIR GST TRUST FBO DONNA L. BLAIR - 8.6689% UND INT GEORGE A. BLAIR GST TRUST FBO CARRIE B. BLAIR - 8.6689% UND INT GEORGE A. BLAIR GST TRUST FBO GEORGIA R. BLAIR - 8.6689% UND INT GEORGE A. BLAIR GST TRUST FBO DOROTHY R. BLAIR - 8.6689% UND INT
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Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
780034	06/05/2017	WD	UV	Y	\$2,500,000	0.25	\$985,103	0.63	\$985,103	0.63



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Ag Land Occurrence 1

Property Code	4127 - DRY FARM LAND-AGRIC	Economic Area	2 - 10 MILE
Neighborhood	1010 - 10 MILE	Land Code	1050 - 1000 - LANDCODE
Land Use	21 - DRY FARM B	Site Access	2 - YEAR-ROUND
Road	3 - GRAVEL	Site View	2 - GOOD
Topography	3 - SLOPING	Slope	1 - NOT EFFECTED
Wetness	1 - NOT EFFECTED	Water	0 - UNKNOWN
Utilities	0 - UNKNOWN	Sewer	0 - UNKNOWN

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		52.77			
Total		52.77			
	Value	Rate	Rate	Rate	Rate
	\$6,230		118.06		

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
4127	DRY FARM LAND-AGRIC		\$6,230	\$1,810	NA	NA
Total			\$6,230	\$1,810	NA	NA