Property Record Card

Routt County Assessor

ALTERRA MTN CO REAL ESTATE DEVELOPMENT INC

3501 WAZEE STREET, STE 400
DENVER, CO 80216

Account: R8164873

SKI SCHOOL / LOCKERS
Tax Area: 28 - *RE2* SS City Limits_Ski Resort Base Area (SS Redevelopment Authority)

Acres: 0.000

Parcel: 211002001

Situs Address:

Value Summary

Value By:	Market	Override
Commercial (1)	$2,404,880	N/A
Total	**$2,404,880**	**$2,404,880**

Legal Description

UNIT B-1, BUILDING B, GONDOLA SQUARE CONDOMINIUMS

Public Remarks

Entry Date	Model	Remark
		'99 GONDOLA SQUARE CONDOS CAME FROM 154901006 PER PLAT FILE #12770 COVENANTS B760/P974

Commercial Occurrence 1

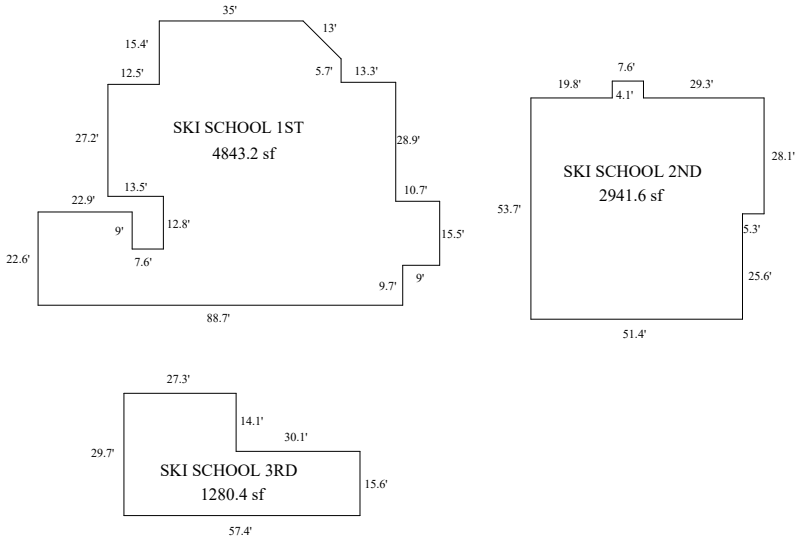
Property Code	2245 - COMM CONDO	Actual Year Built	1974
Building Use	62 - Warehouse - Storage	Neighborhood	28 - Ski Area
Grade/Quality	2 - Inferior -	Effective Year Built	1995
Stories	3	Roof Structure	1 - GABLE
Roof Cover	1 - ASPHALT	Foundation	1 - CONCRETE
Frame	1 - WOOD	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	4 - WOOD LAP	Interior Wall	2 - TXT DRYWALL
Permit Description	SKI SCHOOL BUILDING - LOCKERS		

Property Record Card

Routt County Assessor

Commercial Occurrence 1

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		4843	4843	4843	
SubArea_SECOND		2942	2501	2501	
SubArea_THIRD		1280	640	640	
Total		9,065.00	7,984.00	7,984.00	
Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
$2,404,880		265.29	301.21	301.21	



Sketch by Apex Sketch v5 Pro™

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
2245	COMM CONDO	$2,404,880	$697,420	NA	NA
Total		**$2,404,880**	**$697,420**	**NA**	**NA**

Property Record Card

Routt County Assessor

GONDOLA SQUARE CONDOS

HOMEOWNERS ASSOC

Account: R8169658

GONDOLA SQUARE
Tax Area: 28 - *RE2* SS City Limits_Ski Resort Base Area (SS Redevelopment Authority)
Acres: 2.590

Parcel: 211077001

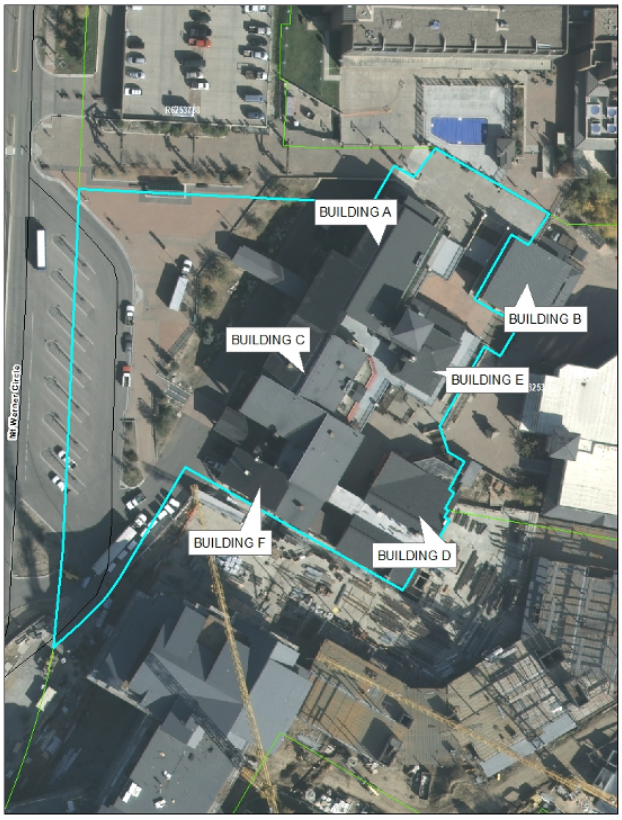
Situs Address:
2305 MT WERNER CIR
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Comm Land (1)	$50	N/A
Total	**$50**	**$50**

Legal Description

GONDOLA SQUARE CONDOS COMMON AREA



Public Remarks

Entry Date	Model	Remark
10/04/2005		10/05 CREATED PER GIS SC
10/02/2012		GONDOLA SQUARE CONDOS WERE PLATTED FROM PARCEL F SKI HILL SUBD (2.30A) & PT OF PARCEL D SKI HILL SUBD (.19A) SO CORRECTED THIS ACCT TOTAL ACREAGE TO 2.49AC (NO VALUE CHANGE). SH
01/16/2013		ADDED .005 ACRES (237.61 SF) FROM UNIT F-1 (PIN 211006001) DEACTIVATION PER REC#698500. SH
11/01/2013		2013: THIS COMPLEX, WITH THE EXCEPTION OF BUILDING B, HAS COMMON HEATING SYSTEM WITH SHERATON HOTEL. ALL BOILERS ARE IN SHERATON BUILDING. STEAM HEAT IS TRANFERRED THROUGH LARGE PIPES TO THE UNITS. SOME UNITS HAVE ELECTRIC HEAT AS SUPPLEMENT. THIS IS HANDLED BETWEEN THE ENTITIES VIA AN OWNERS AGREEMENT. SLH

Comm Land Occurrence 1

Property Code	9198 - MISC OTHER LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	28 - SKI AREA	Land Code	7000099 - COMMON AREA
Land Use	1 - PRIME SITE	Zoning	G2

Comm Land Occurrence 1

Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	3 - AVERAGE	Topography	3 - SLOPING
Slope	2 - SLIGHT	Wetness	1 - NOT AFFECTED
Water	3 - COMM/PUBLIC	Utilities	4 - GAS/ELEC
Sewer	3 - COMM/PUBLIC		

SubArea		ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Units			1			
Total			1.00			
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$50		50.00			

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
9198	MISC OTHER LAND	$50	$10	NA	NA
Total		**$50**	**$10**	**NA**	**NA**

Property Record Card

Routt County Assessor

ALTERRA MTN CO REAL ESTATE DEVELOPMENT INC

3501 WAZEE STREET, STE 400
DENVER, CO 80216

Account: R6253788

GONDOLA SQUARE PARKING STRUCTURE
Tax Area: 28 - *RE2* SS City Limits_Ski Resort Base Area (SS Redevelopment Authority)
Acres: 1.600

Parcel: 154900007

Situs Address:

Value Summary

Value By:	Market	Override
Comm Land (1)	$1,256,000	N/A
Commercial (1)	$1,708,420	N/A
Total	**$2,964,420**	**$2,964,420**

Legal Description

LOT G SKI HILL SUBDIVISION

Public Remarks

Entry Date	Model	Remark
04/03/2003		2003 REAPPRAISAL - THE LAND MODEL HAS BEEN DUPLICATED TO ACCOUNT FOR LAND BECAUSE THE COMM_I MODEL IS ONLY ACCOUNTING FOR THE STRUCTURE. AJW
02/06/2004		2003 PER CORRECTED ASSESSMENT "2003 BAA STIPULATION. PSS" CB
02/03/2006		02/03/06 PARKING EASEMENTS; (BK 488 PG 665-675); MODIFICATION & AMENDMENT OF PARKING EASEMENT (BK 546 PG 116-119) & RE-RECORD(BK 547 PG 27-30) .--BR
02/07/2006		2/06 - THIS PROPERTY HAS A PARKING EASEMENT AGREEMENT THAT BURDENS THE PROPERTY FOR THE BENEFIT OF THE SHERATON HOTEL. IT ESSENTIALLY REQUIRES UP TO 230 PARKING SPACES, BUT NO LESS THAN 130 SPACES, BE PROVIDED BY SKI CORP FOR THE HOTEL USE. IT WAS A CONDITION OF APPROVAL FOR THE 1981 HOTEL EXPANSION. WHILE THE PARKING CAN BE RELOACTED TO ANOTHER SITE OF SKI CORP'S CHOOSING, THE SPACES MUST BE LOCATED WITHIN 600 FT OF THE SHERATON SITE. PLEASE SEE THE SHERATON HOTEL FILE FOR FURTHER DOCUMENTATION OF THIS EASEMENT. AJW
02/21/2006		2005 PER ORDER ON STIPULATION, BOARD OF ASSESSMENT APPEALS "THE REDUCTION IN THE ACTUAL VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2005 IS TO RECOGNIZE THE EFFECT ON THE VALUE OF A PARKING EASEMENT AGREEMENT IN FAVOR OF THE SHERATON WHICH CREATES AN ENCUMBRANCE ON THE SUBJECT PROPERTY. BOTH PARTIES WERE UNAWARE OF THE PARKING EASEMNT AGREEMENT

Public Remarks

	UNTIL IT WAS RECENTLY DISCOVERED DURING AN EXCHANGE OF INFORMATION".
02/21/2006	2/06 - PER BAA STIPULATION, ADJUSTED VALUE TO $2,500,000. THIS IS BASED ON THE IMPACT OF THE PARKING EASEMENT BENEFITING THE SHERATON HOTEL. SEE ADDITIONAL REMARK FOR MORE INFORMATIO ON EASEMENT, AS WELL AS THE RECORDED BOOK/PAGE NOTED IN SALES. AJW
11/25/2008	2008;2008; PER BAA "AFTER MORE CAREFUL ANALYSIS OF MARKET CONDITIONS THAT AFFECT VALUE FOR THE SUBJECT PROPERTY, THE PETITIONER & RESPONDENT AGREE THAT A MORE ACCURATE ESTIMATE OF THE SUBJECT PROPERTY IS $4,700,000. AS PART OF THIS STIPULATION THE PETITIONER AGREES TO WITHDRAW THEIR 2007 OF DOCKET 48369, SCHEDULE R6256974 LOT 2 THE KNOLL SUBDIVISION". BAA CB
11/25/2008	2008; PER 2007, 2008 BAA "AFTER MORE CAREFUL ANALYSIS OF MARKET CONDITIONS THAT AFFECT VALUE FOR THE SUBJECT PROPERTY, THE PETITIONER & RESPONDENT AGREE THAT A MORE ACCURATE ESTIMATE OF THE SUBJECT PROPERTY IS $4,700,000. AS PART OF THIS STIPULATION THE PETITIONER AGREES TO WITHDRAW THEIR 2007 OF DOCKET 48369, SCHEDULE R6256974 LOT 2 THE KNOLL SUBDIVISION". BAA CB
	PKING LOT IN FRONT OF SHERATON - 244 SPACES
	SW4 22, NW4 27 & NE4 28-6-84

Comm Land Occurrence 1

Property Code	2130 - SPEC PURPOSE LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	9 - MOUNTAIN	Land Code	7777000 - MOUNTAIN PARKING
Land Use	1 - PRIME SITE	Zoning	G2
Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	2 - GOOD	Topography	1 - LEVEL
Slope	1 - NOT EFFECTED	Wetness	1 - NOT AFFECTED
Water	3 - COMM/PUBLIC	Utilities	3 - ELECTRIC
Sewer	3 - COMM/PUBLIC		

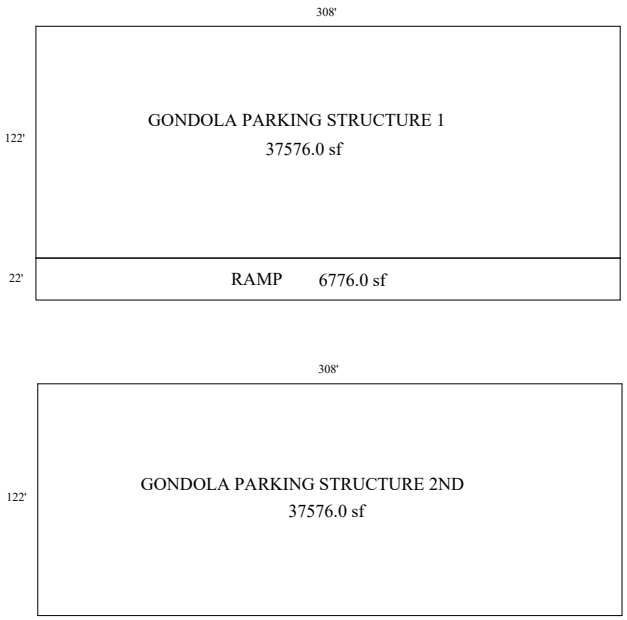
SubArea		ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres			1.6			
Total			1.60			
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$1,256,000		785,000.00			

Commercial Occurrence 1

Property Code	2230 - SPEC PURPOSE BLDG	Actual Year Built	1981
Building Use	49 - Parking Structure	Neighborhood	9 - Mountain
Grade/Quality	3 - Average	Effective Year Built	1985
Stories	2	Roof Structure	3 - FLAT
Roof Cover	8 - CONCRETE	Foundation	1 - CONCRETE
Frame	8 - CONCRETE	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	1 - NONE	Heating Type	1 - NONE
Floor	1 - UNFIN CONC	Interior Wall Height	1 - 8 to 10 feet
Exterior Wall	11 - CONCRETE	Interior Wall	1 - UNFINISHED

SubArea		ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST			37576	37576	37576	
SubArea_SECOND			37576	31940	31940	
Total			75,152.00	69,516.00	69,516.00	
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$1,708,420		22.73	24.58	24.58	

Commercial Occurrence 1



Sketch by Apex Sketch v5 Pro™

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
2130	SPEC PURPOSE LAND	$1,256,000	$364,240	NA	NA
2230	SPEC PURPOSE BLDG	$1,708,420	$495,440	NA	NA
Total		**$2,964,420**	**$859,680**	**NA**	**NA**