

9023

### **Property Record Card**

Routt County Assessor

# STEAMBOAT SKI & RESORT CORP.

2305 MT WERNER CIR

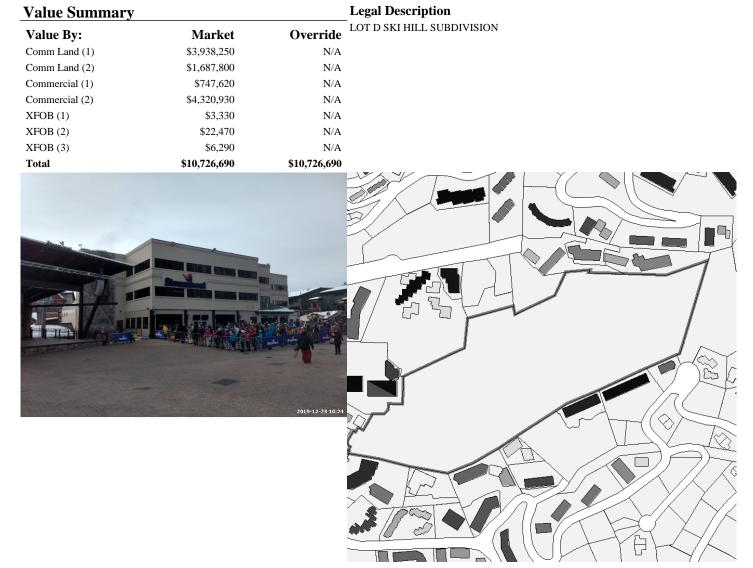
STEAMBOAT SPRINGS, CO 80487-

#### Account: R6253787

SKI CORP - GONDOLA BLDG Tax Area: 28 - \*RE2\* SS City Limits\_Ski Resort Base Area (SS Redevelopment Authority) Acres: 29.900

#### Parcel: 154900004

Situs Address: 2305 MT WERNER CIR STEAMBOAT SPRINGS, 80487



#### Public Remarks

Entry Date	Model	Remark
09/27/2012		2012 ACCOUNT UPDATE: BUILDINGS ON THIS ACCOUNT INCLUDE GONDOLA BUILDING, SHED ON NORTH SIDE OF SKI SCHOOL BUILDING. OUTDOOR STAGE AND RESTROOM FACILITY. ALL IN GONDOLA SQUARE. SLH
12/07/2020		12/7/2020: NOTICE OF RELOCATION & CERTIFICATION OF ACCESS EASEMENT REC#817318. REVISES PREVIOUS ACCESS EASEMENT REC#687253.
		1999: .19A OFF TO GONDOLA SQUARE CONDOS SUBCODE 2110, PER PLAT FILE #12770.
Comm Land	l Occurrence	21

Property Code	2125 - RECREATION LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	28 - SKI AREA	Land Code	7777003 - MOUNTAIN SKI AREA PREMIER SLOPE LOCATION (New



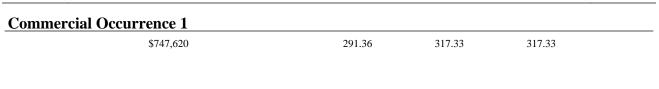
Routt County Assessor

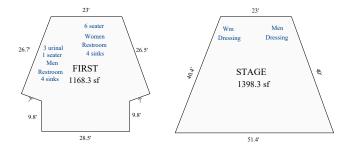
#### **Comm Land Occurrence 1**

Commercial Oc Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition Air Conditioning Heating Type Interior Wall Height Interior Wall SubArea SubArea_FIRST SubArea_SECOND Total	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good 1 - NONE 2 - FORCED AIR 1 - 8 to 10 feet 7 - PNTD BLOCK / CONC ABOVE GR	2	Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit Heating Fuel Floor Exterior Wall Permit Descript	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G 1 - G 1 - U 10 - C ion STAC	HED ONCRETE LAB ood	FACILITY UNIT VALUI
Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition Air Conditioning Heating Type Interior Wall Height Interior Wall <b>SubArea</b> SubArea_FIRST	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good 1 - NONE 2 - FORCED AIR 1 - 8 to 10 feet 7 - PNTD BLOCK / CONC ABOVE GR	CRADE A	Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit Heating Fuel Floor Exterior Wall Permit Descript CTUAL TOTAL SQ FT Asse 1168	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G 1 - G 1 - U 10 - C ion STAC	HED ONCRETE LAB ood AS NFIN CONC CONC BLOCK GE & RESTROOM <b>RENTAL AREA</b> 1168	
Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition Air Conditioning Heating Type Interior Wall Height Interior Wall <b>SubArea</b>	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good 1 - NONE 2 - FORCED AIR 1 - 8 to 10 feet 7 - PNTD BLOCK / CONC ABOVE GR	CRADE A	Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit Heating Fuel Floor Exterior Wall Permit Descript CTUAL TOTAL SQ FT Asse	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G 1 - G 1 - U 10 - C ion STAC	HED ONCRETE LAB ood AS NFIN CONC CONC BLOCK GE & RESTROOM <b>RENTAL AREA</b>	
Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition Air Conditioning Heating Type Interior Wall Height	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good 1 - NONE 2 - FORCED AIR 1 - 8 to 10 feet		Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit Heating Fuel Floor Exterior Wall	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G 1 - G 1 - U 10 - C	HED ONCRETE LAB ood AS NFIN CONC CONC BLOCK	FACILITY
Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition Air Conditioning Heating Type Interior Wall Height	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good 1 - NONE 2 - FORCED AIR 1 - 8 to 10 feet		Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit Heating Fuel Floor	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G 1 - G 1 - U	HED ONCRETE LAB ood AS NFIN CONC	
Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition Air Conditioning	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good 1 - NONE	PROVEN	Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit Heating Fuel	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G 1 - G	HED ONCRETE LAB ood AS	
Property Code Building Use Grade/Quality Stories Roof Cover Frame Interior Condition	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK 5 - Good	PROVEN	Neighborhood Effective Year Roof Structure Foundation Basement Type Exterior Condit	9 - M Built 2011 2 - SI 1 - C 1 - SI ion 5 - G	HED ONCRETE LAB ood	
Property Code Building Use Grade/Quality Stories Roof Cover Frame	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL 4 - BLOCK	PROVEN	Neighborhood Effective Year Roof Structure Foundation Basement Type	9 - M Built 2011 2 - SI 1 - C 1 - SI	HED ONCRETE LAB	
Property Code Building Use Grade/Quality Stories Roof Cover	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2 3 - METAL	PROVEN	Neighborhood Effective Year Roof Structure Foundation Basement Type	9 - M Built 2011 2 - SI 1 - C 1 - SI	HED ONCRETE	
Property Code Building Use Grade/Quality Stories	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior + 2	PROVEN	Neighborhood Effective Year Roof Structure	9 - M Built 2011 2 - SI	HED	
Property Code Building Use Grade/Quality	2225 - RECREATION-IMI 76 - Theater - Live Stage 4 - Superior +	PROVEN	Neighborhood Effective Year	9 - M Built 2011		
Property Code Building Use	2225 - RECREATION-IMI 76 - Theater - Live Stage	PROVEN	Neighborhood	9 - M		
Property Code	2225 - RECREATION-IMI	PROVEN			lountain	
		PROVEN	IENTS Actual Year Bu	ilt 2011		
Commercial Oc	currence 1					
	<b>Value</b> \$1,687,800	Rate	<b>Rate</b> 60,000.00	Rate	Rate	Rat
Total			28.13			
<b>SubArea</b> Acres		ADE A		ffective SqFt - F essor Use Only	RENTAL AREA	UNIT VALU
				100 (1 G T) -		
Sewer	3 - COMM/PUBLIC		Cultures	+ - U		
Water	3 - COMM/PUBLIC		Utilities		AS/ELEC	
Slope	3 - MODERATE		Wetness		OT AFFECTED	
Site View	2 - GOOD		Topography		LOPING	
Site Access	2 - YEAR-ROUND		Road		AVED	
Land Use	1 - PRIME SITE		Zoning	SUPI Tier) OR	PORT - RECREATI	ONAL (New
Property Code Neighborhood	2125 - RECREATION LAI 28 - SKI AREA	ND	Economic Area Land Code	7777	FEAMBOAT COM 001 - MOUNTAIN	RESORT
Comm Land Oc				<b>7</b> 01		
~ • • • •			2,225,000.00			
	\$3,938,250	Kate	<b>Rate</b> 2,225,000.00	Kate	Kate	Kat
Total	Value	Rate	1.77 <b>Pate</b>	Rate	Rate	Rat
Acres			1.77			
SubArea		ADE A	SQ FT Ass	ffective SqFt - Fessor Use Only	RENTAL AREA	UNIT VALU
Sewer	3 - COMM/PUBLIC					
Water	3 - COMM/PUBLIC		Utilities	4 - G	AS/ELEC	
Slope	3 - MODERATE		Wetness		OT AFFECTED	
C1	2 - GOOD		Topography		LOPING	
Site View	2 - YEAR-ROUND		Road		AVED	
Site Access Site View			Zoning	OR		
Land Use Site Access Site View	1 - PRIME SITE		- ·	Tier)		



#### Routt County Assessor





Sketch by Apex Sketch v5 Pro™

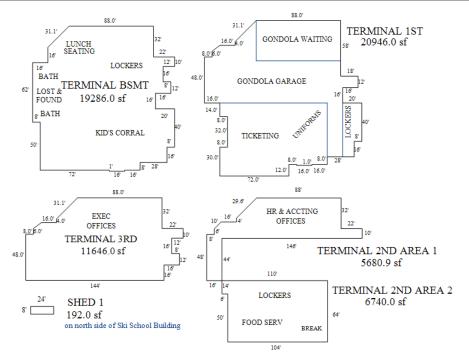
#### **Commercial Occurrence 2**

Property Code	2225 - RECREATION-	IMPROVEMENTS	Actual Ye	ar Built	1974	
Building Use	75 - Terminal Building		Neighborhood 2		28 - Ski Area	
Grade/Quality	6 - Superior + + +		Effective Y	Year Built	1990	
Stories	3		Roof Strue	cture	3 - FLAT	
Roof Cover	7 - MEMBRANE F		Foundation	n	1 - CONCRETE	
Frame	8 - CONCRETE		Basement	Туре	4 - FULL	
Interior Condition	5 - Good		Exterior C	Condition	5 - Good	
Air Conditioning	1 - NONE		Heating Fu	uel	1 - GAS	
Heating Type	2 - FORCED AIR		Interior W	all Height	2 - 11 to 14 feet	
Exterior Wall	11 - CONCRETE		Permit De	scription	GONDOLA BUILDING	
SubArea		GRADE ACTUA LIVING		Effective SqFt Assessor Use Onl		UNIT VALUE
SubArea_BASEME NT_FINISHED			19286	964	3 9643	
SubArea_FIRST			20946	2094	6 20946	
SubArea_SECOND			12421	1055	8 10558	
SubArea_THIRD			11646	582	3 5823	
Total			64,299.00	46,970.0	0 46,970.00	
	Value	Rate	Rate	Rat	e Rate	Rate
	<b>Value</b> \$4,320,930	Rate	<b>Rate</b> 67.20	<b>Rat</b> 91.9		Rate



Routt County Assessor

#### **Commercial Occurrence 2**



#### **XFOB Occurrence 1**

Property Code Effective Year Built Actual Year Built	2225 - RECREAT 2010 2010	TON-IMPROVEMENTS	Grade XFOB Co Condition	de 94	) - AVERAGE 40 - UTILITY, S - NORMAL	
SubArea	AB	OVE GRADE ACTUA LIVING	L TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT			192	192		
Total			192.00	192.00		
	Value	Rate	Rate	Rate	Rate	Rate
	\$3,330		17.34	17.34		

#### **XFOB Occurrence 2**

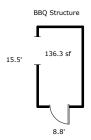
Property Code	2225 - RECREATION-IMPROVEMENTS	Grade	60 - EXCELLENT
Effective Year Built	2014	XFOB Code	385 - GAZEBO
Actual Year Built	2014	Condition	6 - EXCELLENT

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT		136	136		
Total		136.00	136.00		
	Value Rate	e Rate	Rate	Rate	Rate
\$	522,470	165.22	165.22		



**Routt County Assessor** 

#### **XFOB Occurrence 2**



Sketch by Apex Sketch v5 Pro™

#### **XFOB Occurrence 3**

Property (	Code	2225 - RECRE	ATION-IMPROVE	EMENTS Grade		60 - E	EXCELLENT	
Effective	Year Built	2017		XFOB Co	ode	916 -	SHED, D	
Actual Ye	ear Built	2017		Condition		4 - NO	ORMAL	
SubArea			ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT			RENTAL AREA	UNIT VALUE
SQFT				125		125		
Total				125.00		125.00		
		Value	Rate	Rate		Rate	Rate	Rate
		\$6,290		50.32		50.32		
Abstra	ct Summary	7						
Code	Classificatio	n		Actual Value V	alue	Taxable Value	Actual Value Override	Taxable Override
2125	RECREATION	LAND		\$5,62	6,050	\$1,631,550	NA	NA
2225	RECREATION	IMPROVEMEN	NTS	\$5,10	0,640	\$1,479,190	NA	NA
Total				\$10,72	6,690	\$3,110,740	NA	NA



Routt County Assessor

Parcel: 936271001

Situs Address:

#### **STEAMBOAT SKI & RESORT CORP.**

2305 MT WERNER CIR

STEAMBOAT SPRINGS, CO 80487-

#### Account: R6254548

SKI CORP - PT SKI AREA Tax Area: 25 - \*RE2\* SS City Limits\_Mountain / Mtn. Village Areas\_But Not Ski Area Base Acres: 167.000

#### Value Summary

9023



#### **Public Remarks**

Entry Date	Model	Remark
04/02/2013		CORRECTED TAX AREA FROM TA28 TO TA25 PRIOR TO SPLIT DONE PER DISCOVERY ON 4/2/13.
04/02/2013		DISCOVERED TAX AREA SPLIT ON THIS PARCEL. SPLIT ORIGINAL 181ACS INTO: (TA28) R8179188/936223002, 4AC; (TA20) R8179189/936271005, 10AC; (TA25 )R6254548/936271001, 167AC. SH
08/19/2013		2013RA: THIS IS A 181 ACRE PARCEL THAT HAS A 3 WAY TAX AREA SPLIT IN TAX AREAS 20, 25 AND 28. THERE IS ONE ACCOUNT SET UP FOR EACH TAX AREA. SEE SIBLINGS IN LEGAL FOR THE OTHER ACCOUNTS THAT COMPRISE THIS PARCEL. SLH
		ONLY SKI RUN NOT OWNED BY FOREST SVC

#### **Comm Land Occurrence 1**

Property Code	2125 - RECREATION LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	28 - SKI AREA	Land Code	7777001 - MOUNTAIN RESORT SUPPORT - RECREATIONAL (New Tier)
Land Use	1 - PRIME SITE	Zoning	OR
Site Access	2 - YEAR-ROUND	Road	2 - DIRT
Site View	1 - EXCELLENT	Topography	3 - SLOPING



2125

Total

RECREATION LAND

## **Property Record Card**

**Routt County Assessor** 

Code	Classification	1		Actual Value Va		able Actual Value alue Override	Taxable Override
Abstra	ct Summary						
		\$4,175,000		25,000.00			
		Value	Rate	Rate	Rat	e Rate	Rate
Total				167.00			
Acres				167			
SubArea			ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt Assessor Use Onl		UNIT VALUE
Influence	Factor	.4					
Sewer		3 - COMM/P	UBLIC	Influence	Code	2 - LOCATION	
Water		3 - COMM/P	UBLIC	Utilities		4 - GAS/ELEC	
Slope		3 - MODERA	ΛTE	Wetness		1 - NOT AFFECTED	

\$4,175,000

\$4,175,000

\$1,210,750

\$1,210,750

NA

NA

NA

NA