

Property Record Card

Routt County Assessor

STEAMBOAT SKI & RESORT CORP.

2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487-9023

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

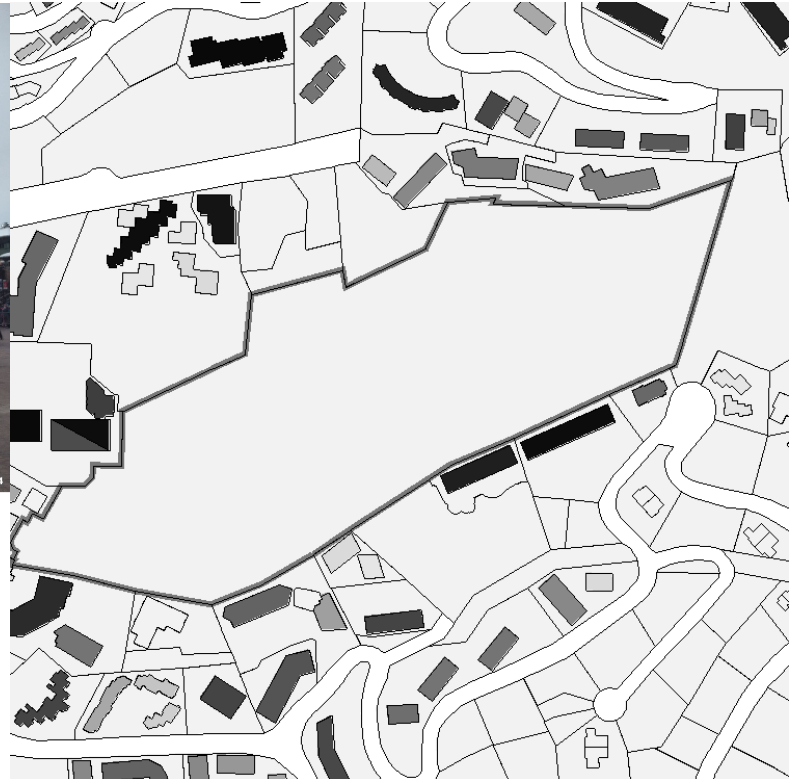
Situs Address:
2305 MT WERNER CIR
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Comm Land (1)	\$3,938,250	N/A
Comm Land (2)	\$1,687,800	N/A
Commercial (1)	\$747,620	N/A
Commercial (2)	\$4,320,930	N/A
XFOB (1)	\$3,330	N/A
XFOB (2)	\$22,470	N/A
XFOB (3)	\$6,290	N/A
Total	\$10,726,690	\$10,726,690

Legal Description

LOT D SKI HILL SUBDIVISION



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 Occurrence 1

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



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Comm Land Occurrence 1

Land Use	1 - PRIME SITE	Zoning	Tier)
Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	2 - GOOD	Topography	3 - SLOPING
Slope	3 - MODERATE	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
Acres		1.77			
Total		1.77			
	Value	Rate	Rate	Rate	Rate
	\$3,938,250		2,225,000.00		

Comm Land Occurrence 2

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	4 - PAVED
Site View	2 - GOOD	Topography	3 - SLOPING
Slope	3 - MODERATE	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
Acres		28.13			
Total		28.13			
	Value	Rate	Rate	Rate	Rate
	\$1,687,800		60,000.00		

Commercial Occurrence 1

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	2011
Building Use	76 - Theater - Live Stage	Neighborhood	9 - Mountain
Grade/Quality	4 - Superior +	Effective Year Built	2011
Stories	2	Roof Structure	2 - SHED
Roof Cover	3 - METAL	Foundation	1 - CONCRETE
Frame	4 - BLOCK	Basement Type	1 - SLAB
Interior Condition	5 - Good	Exterior Condition	5 - Good
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Floor	1 - UNFIN CONC
Interior Wall Height	1 - 8 to 10 feet	Exterior Wall	10 - CONC BLOCK
Interior Wall	7 - PNTD BLOCK / CONC	Permit Description	STAGE & RESTROOM FACILITY

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		1168	1168	1168	
SubArea_SECOND		1398	1188	1188	
Total		2,566.00	2,356.00	2,356.00	
	Value	Rate	Rate	Rate	Rate



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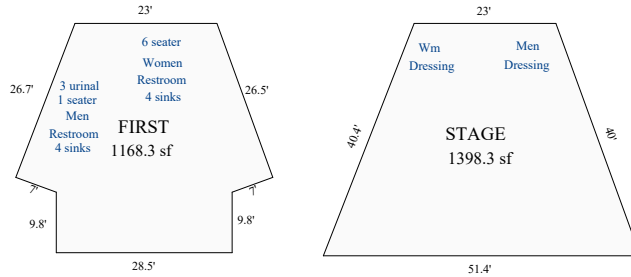
Commercial Occurrence 1

\$747,620

291.36

317.33

317.33



Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 2

Property Code	2225 - RECREATION-IMPROVEMENTS	Actual Year Built	1974
Building Use	75 - Terminal Building	Neighborhood	28 - Ski Area
Grade/Quality	6 - Superior + + +	Effective Year Built	1990
Stories	3	Roof Structure	3 - FLAT
Roof Cover	7 - MEMBRANE	Foundation	1 - CONCRETE
Frame	8 - CONCRETE	Basement Type	4 - FULL
Interior Condition	5 - Good	Exterior Condition	5 - Good
Air Conditioning	1 - NONE	Heating Fuel	1 - GAS
Heating Type	2 - FORCED AIR	Interior Wall Height	2 - 11 to 14 feet
Exterior Wall	11 - CONCRETE	Permit Description	GONDOLA BUILDING

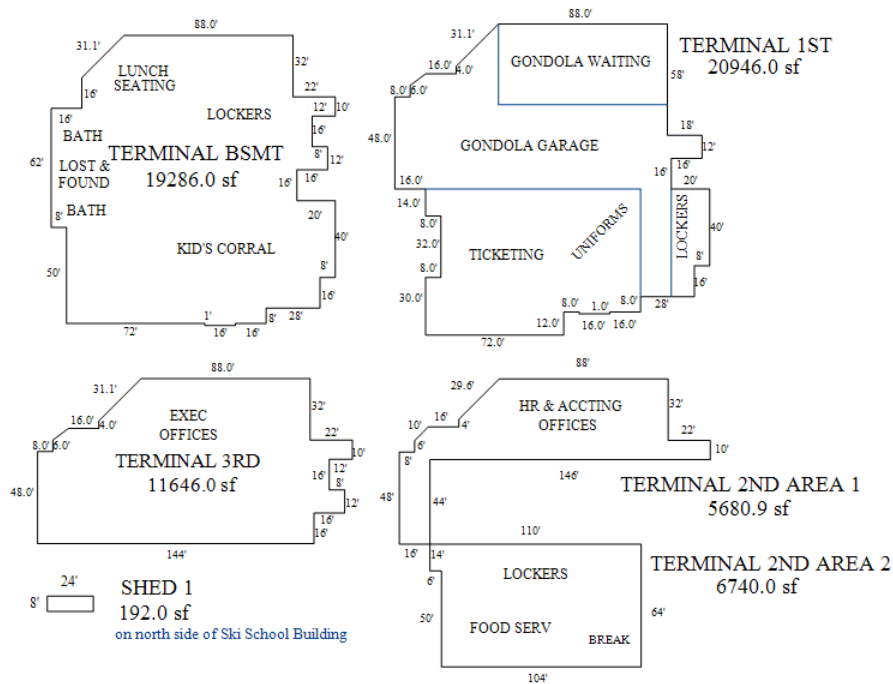
SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_BASEMENT_FINISHED		19286	9643	9643	
SubArea_FIRST		20946	20946	20946	
SubArea_SECOND		12421	10558	10558	
SubArea_THIRD		11646	5823	5823	
Total		64,299.00	46,970.00	46,970.00	
	Value	Rate	Rate	Rate	Rate
	\$4,320,930		67.20	91.99	



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Commercial Occurrence 2



XFOB Occurrence 1

Property Code	2225 - RECREATION-IMPROVEMENTS	Grade	30 - AVERAGE
Effective Year Built	2010	XFOB Code	940 - UTILITY, S
Actual Year Built	2010	Condition	4 - NORMAL

SubArea	ABOVE GRADE LIVING	ACTUAL 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
	\$3,330		17.34		

XFOB Occurrence 2

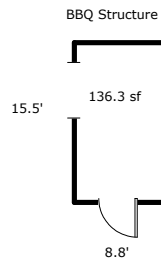
Property Code	2225 - RECREATION-IMPROVEMENTS	Grade	60 - EXCELLENT
Effective Year Built	2014	XFOB Code	385 - GAZEBO
Actual Year Built	2014	Condition	6 - EXCELLENT

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	Rate	Rate	Rate
	\$22,470		165.22		

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XFOB Occurrence 2



Sketch by Apex Sketch v5 Pro™

XFOB Occurrence 3

Property Code	2225 - RECREATION-IMPROVEMENTS	Grade	60 - EXCELLENT
Effective Year Built	2017	XFOB Code	916 - SHED, D
Actual Year Built	2017	Condition	4 - NORMAL

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT		125	125		
Total		125.00	125.00		
	Value	Rate	Rate	Rate	Rate
	\$6,290	50.32	50.32		

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
2125	RECREATION LAND		\$5,626,050	\$1,631,550	NA	NA
2225	RECREATION-IMPROVEMENTS		\$5,100,640	\$1,479,190	NA	NA
Total			\$10,726,690	\$3,110,740	NA	NA



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STEAMBOAT SKI & RESORT CORP.

2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487-9023

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

Parcel: 936271001

Situs Address:

Value Summary

Value By:	Market	Override
Comm Land (1)	\$4,175,000	N/A
Total	\$4,175,000	\$4,175,000

Legal Description

SE4SE4, TRS IN NE4SE4, SW4SE4, SE4SW4 SEC 22-6-84; NE4NE4, TRS IN NW4NE4, SW4NE4 SEC 27-6-84 (TA 25 = 167.00 ACS)TOTAL: 181.00 ACS



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



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Comm Land Occurrence 1

Slope	3 - MODERATE	Wetness	1 - NOT AFFECTED
Water	3 - COMM/PUBLIC	Utilities	4 - GAS/ELEC
Sewer	3 - COMM/PUBLIC	Influence Code	2 - LOCATION
Influence Factor	.4		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		167			
Total		167.00			
	Value	Rate	Rate	Rate	Rate
	\$4,175,000		25,000.00		

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
2125	RECREATION LAND		\$4,175,000	\$1,210,750	NA	NA
Total			\$4,175,000	\$1,210,750	NA	NA