



Property Record Card

Routt County Assessor

**FV BASECAMP, LLC
C/O: MAY RIEGLER
COMPANIES**

Account: R8172150

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

Parcel: 278600001

Situs Address:
1901 CURVE PLZ
STEAMBOAT SPRINGS, 80487

2201 WISCONSIN AVENUE NW,
STE 200
WASHINGTON, DC 20007

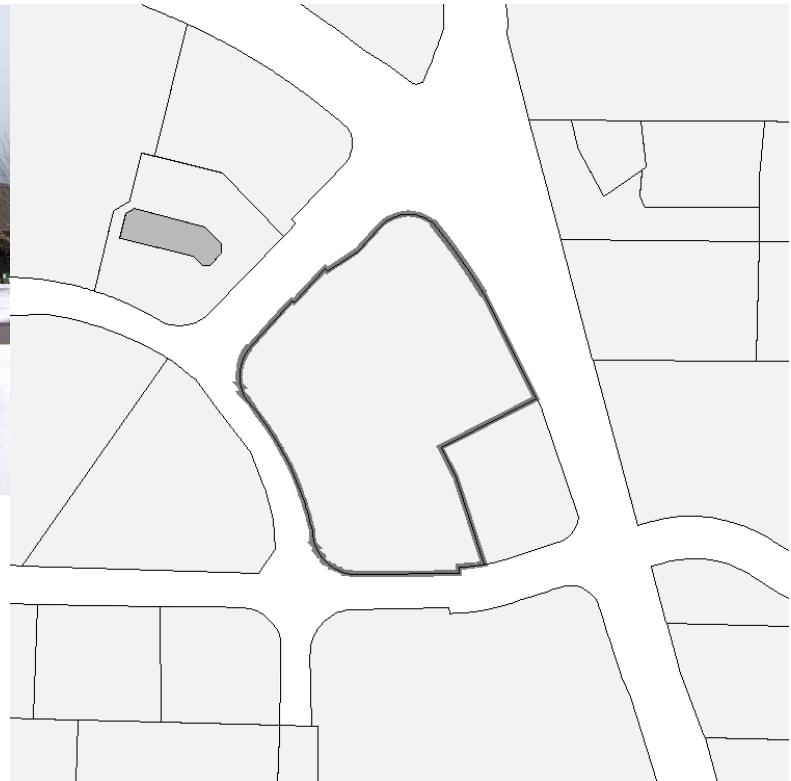
Acres: 4.212

Value Summary

Value By:	Market	Override
Comm Land (1)	\$2,024,750	N/A
Comm Imprv (1)	\$2,726,290	N/A
Total	\$4,751,040	\$4,751,040

Legal Description

LOT 1, WORLDWEST SUBD (LESS ROW REC#779286, 781467: 0.098 AC) TOTAL: 4.212 AC



Public Remarks

Entry Date	Model	Remark
02/06/2008		SW4 6-6-84
02/06/2008		2/6/08 - NEW SUBD 5.22A FROM R6818043/115701003 TO R8172150-51 /278600001-2; PLAT FILE #13807@669520; SUBCODE 2786;COVENANTS 669522. KL
02/20/2008		2008 - SITUS CONFIRMED PER SARA KANE. SF 2008 UPDATES: PER NEW PLAT CAMA LAND ACREAGE AND VALUE WAS ADJUSTED. MIKE 3/26/2008
07/31/2017		CDOT ROW#779286, 5/10/17: 0.098 AC. SH

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
810869	06/25/2020	SWD	QV	Y	\$4,750,000	100.02	\$4,750,000	100.02	\$4,750,000	100.02
779286	04/28/2017	WD	UI	Y	\$92,104	5158.34	\$92,104	5158.34	\$92,104	5158.34



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Comm Land Occurrence 1

Property Code	2130 - SPEC PURPOSE LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	7 - CURVE	Land Code	595053 - WEST HWY 40 > 3.00 AC
Land Use	1 - PRIME SITE	Zoning	CS
Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	3 - AVERAGE	Topography	1 - LEVEL
Slope	1 - NOT EFFECTED	Wetness	1 - NOT AFFECTED
Water	3 - COMM/PUBLIC	Utilities	4 - GAS/ELEC
Sewer	3 - COMM/PUBLIC	Influence Code	12 - SURPLUS LAND
Influence Factor	1.25		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		4.212			
Total		4.212			
	Value	Rate	Rate	Rate	Rate
	\$2,024,750		480,938.24		

Comm Imprv Occurrence 1

Property Code	2230 - SPEC PURPOSE BLDG	Actual Year Built	1998
Building Use	65 - Office / Warehouse	Neighborhood	7 - Curve
Grade/Quality	5 - Superior + +	Effective Year Built	2000
Stories	2	Roof Structure	1 - GABLE
Roof Cover	1 - ASPHALT	Foundation	1 - CONCRETE
Frame	3 - STEEL	Basement Type	1 - SLAB
Interior Condition	4 - Normal	Exterior Condition	4 - Normal
Air Conditioning	3 - CENTRAL	Heating Fuel	1 - GAS
Heating Type	6 - HOT WTR RAD	Interior Wall Height	3 - > = 15 feet
Exterior Wall	4 - WOOD LAP	Permit Description	11,840 SF PRODUCTION, 10,680 SF OFFICE

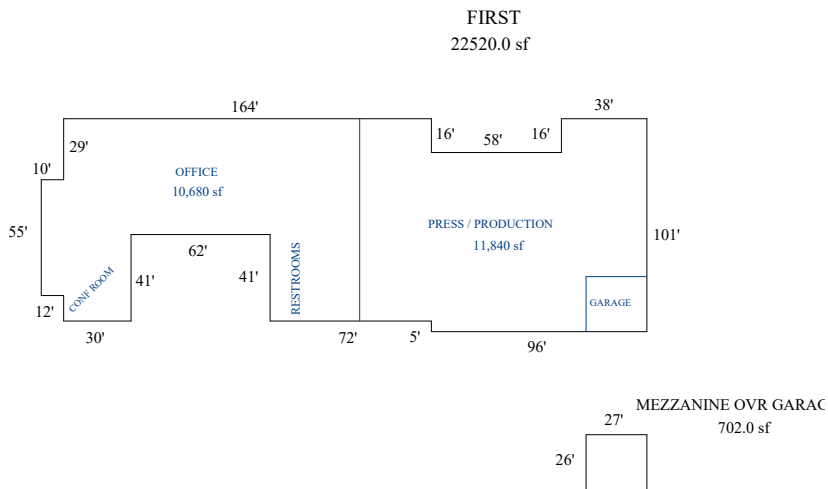
SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SubArea_FIRST		22520	22520	22520	
SubArea_MEZZA NINE		702	211	211	
Total		23,222.00	22,731.00	22,731.00	
	Value	Rate	Rate	Rate	Rate
	\$2,726,290		117.40	119.94	



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Comm Imprv 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		\$2,024,750	\$587,180	NA	NA
2230	SPEC PURPOSE BLDG		\$2,726,290	\$790,620	NA	NA
Total			\$4,751,040	\$1,377,800	NA	NA