



Property Record Card

Routt County Assessor

LOBEX, LLC

2771 RIDGE RD
STEAMBOAT SPRINGS, CO 80487

Account: R8167844

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

Acres: 0.660

Parcel: 236600001

Situs Address:
2643 COPPER RIDGE CIR
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:

Comm Land (1)

Total

Market

\$343,200

\$343,200

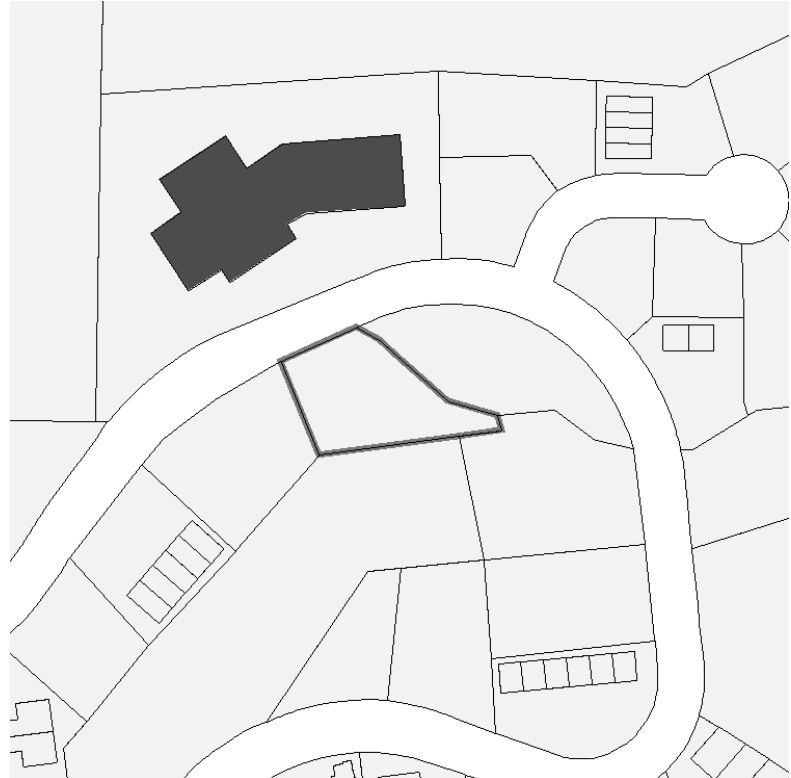
Override

N/A

\$343,200

Legal Description

LOT 1 COPPER RIDGE BUSINESS
PARK F4



Public Remarks

Entry Date	Model	Remark
03/11/2003		2003 NEW SUBD FROM R6819372/114500002 PLAT FILE#13237 COVENANTS 576856 & 569628
05/08/2013		OWNER MAILING ADDRESS UPDATED PER USPS RETURN MAILING LABEL ON 2013 NOV, RESENT NOV. AF
		SW4 & SE4NW4 6-6-84

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
830146	10/01/2021	SWD		N	\$390,000	88.00	\$390,000	88.00	\$390,000	88.00
747650	04/10/2014	WD	QV	Y	\$115,000	298.43	\$115,000	298.43	\$115,000	298.43
619453	05/27/2005	WD	UV	N	\$165,000	208.00	\$165,000	208.00	\$165,000	208.00
599972	04/01/2004	WD	QV	Y	\$151,500	226.53	\$151,500	226.53	\$151,500	226.53

Comm Land Occurrence 1

Property Code	0300 - INDUST VACANT LAND	Economic Area	7 - STEAMBOAT COMM
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Comm Land Occurrence 1

Neighborhood	6 - DOWNHILL - COPPER - ELK	Land Code	605050 - COPPER RIDGE BUS < / = 1.00 AC
Land Use	1 - PRIME SITE	Zoning	I
Site Access	2 - YEAR-ROUND	Road	4 - PAVED
Site View	3 - AVERAGE	Topography	1 - LEVEL
Slope	1 - NOT EFFECTED	Wetness	1 - NOT AFFECTED
Water	1 - NONE	Utilities	1 - NONE
Sewer	1 - NONE		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
Acres		0.66			
Total		0.66			
	Value	Rate	Rate	Rate	Rate
	\$343,200		520,000.00		

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0300	INDUST VACANT LAND		\$343,200	\$99,530	NA	NA
Total			\$343,200	\$99,530	NA	NA