

Property Record Card

Routt County Assessor

LOT 9 SKI RANCHES, LLC

Account: R3257066

Parcel: 155100009

P O BOX 775430
STEAMBOAT SPRINGS, CO 80488-5430

Tax Area: 25 - *RE2* SS City
Limits_Mountain / Mtn. Village
Areas_But Not Ski Area Base
Acres: 0.680

Situs Address:
2075 WALTON CREEK Rd
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Land (1)	\$350,000	N/A
Steamboat Res (1)	\$316,630	N/A
XFOB (1)	\$0	N/A
XFOB (2)	\$0	N/A
Total	\$666,630	\$666,630

Legal Description

LOT 9 RESURVEY-SKI RANCHES F3



Public Remarks

Entry Date	Model	Remark
05/14/2003		5/14/03 GAVIN @ CITY CONFIRMED ADDRESSES, UPPER & LOWER DUPLEX, ADDED BOTH PHYSICAL ADDRESSES TO SITUS - MK
04/11/2007		4/11/07: MAILING ADDRESS ON REC#654806 UNDELIVERABLE. USED PO BOX INSTEAD. SF W2 27-6-84
	Land Occurrence 1	
	Steamboat Res Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
654804	04/03/2007	WD	UV	N	\$705,000	94.56	\$705,000	94.56	\$705,000	94.56
556343	12/07/2001	WD	QI	Y	\$410,000	162.59	\$410,000	162.59	\$410,000	162.59
	02/01/1996	Deeds	QV	Y	\$260,000	256.40	\$260,000	256.40	\$260,000	256.40



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Land Occurrence 1

Property Code	1115 - DUPLEX LAND	Economic Area	1 - STEAMBOAT RESIDENTIAL
Super Neighborhood	8 - UPPER MTN SOUTH	Neighborhood	70006 - 70006 - NBHD
Land Code	7000650 - SKI RANCHES TIER 2	Land Use	1 - PRIME SITE
Zoning	RN2	Site Access	2 - YEAR-ROUND
Road	4 - PAVED	Site View	2 - GOOD
Topography	3 - SLOPING	Water	3 - COMM/PUBLIC
Utilities	3 - ELECTRIC	Sewer	3 - COMM/PUBLIC
Zoning	RN2		

Steamboat Res Occurrence 1

Property Code	1215 - DUP/TRIPLEX IMPROVEMENTS	Economic Area	1 - STEAMBOAT
Super Neighborhood	8 - UPPER MTN SOUTH	Neighborhood	70006 - BOGNER EST, SKI RANCHES F3-6
Building Type	5 - 1.5 - FIN HALF	Grade/Quality	30 - AVERAGE
Foundation	1 - CONCRETE	Garage Capacity	0
Total Rooms	9	Bedrooms	6
Bath Count	2.5	Baths Full	0
Bath TQR	0	Baths Half	0
Kitchen Count	2	Fireplace Count	2
Fireplace Type	4 - BOTH WB & FP	Roof Style	1 - GABLE
Roof Cover	2 - WOOD SHK	Insulation	3 - AVERAGE
Windows	3 - DOUBLE GLAZE	Exterior Condition	3 - FAIR
Heating Type	2 - ELEC BSBD	Interior Condition	1 - POOR
Permit	92259	Exterior Wall	3 - LOG
Percent	100	Architectural Style	2 - CONTEMPORARY
Effective Year Built	1985	Actual Year Built	1976
Fuel Type	3 - ELECTRIC		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
BILEVEL	972	972	972		
FIRST	1466	1466	1466		
Total	2,438.00	2,438.00	2,438.00		
	Value	Rate	Rate	Rate	Rate
	\$316,630	129.87	129.87		

XFOB Occurrence 1

Property Code	1215 - DUP/TRIPLEX IMPROVEMENTS	Paired Model	1
Grade	30 - AVERAGE	Effective Year Built	1977
XFOB Code	101 - GAR,1 STORY ATT	Actual Year Built	1977
Condition	4 - NORMAL		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT		441	441		
Total		441.00	441.00		
	Value	Rate	Rate	Rate	Rate
	\$0				

XFOB Occurrence 2

Property Code	1215 - DUP/TRIPLEX IMPROVEMENTS	Paired Model	1
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XFOB Occurrence 2

Grade	30 - AVERAGE	Effective Year Built	1977
XFOB Code	201 - WOOD DECK	Actual Year Built	1977
Condition	4 - NORMAL		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT		48	48		
Total		48.00	48.00		
	Value	Rate	Rate	Rate	Rate
	\$0				

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
1115	DUPLEX LAND		\$350,000	\$25,030	NA	NA
1215	DUP/TRIPLEX IMPROVEMENTS		\$316,630	\$22,640	NA	NA
Total			\$666,630	\$47,670	NA	NA