

# Property Record Card

Routt County Assessor

**RICHEY CONSTRUCTION  
INC**

PO BOX 775272  
STEAMBOAT SPRINGS, CO 80477

**Account: R8167846**

Tax Area: 27X - \*RE2\* SS City  
Limits\_ West Stmbt- Airport Comm.  
Areas, Fairview Subdv.

Acres: 0.320

**Parcel: 236600003**

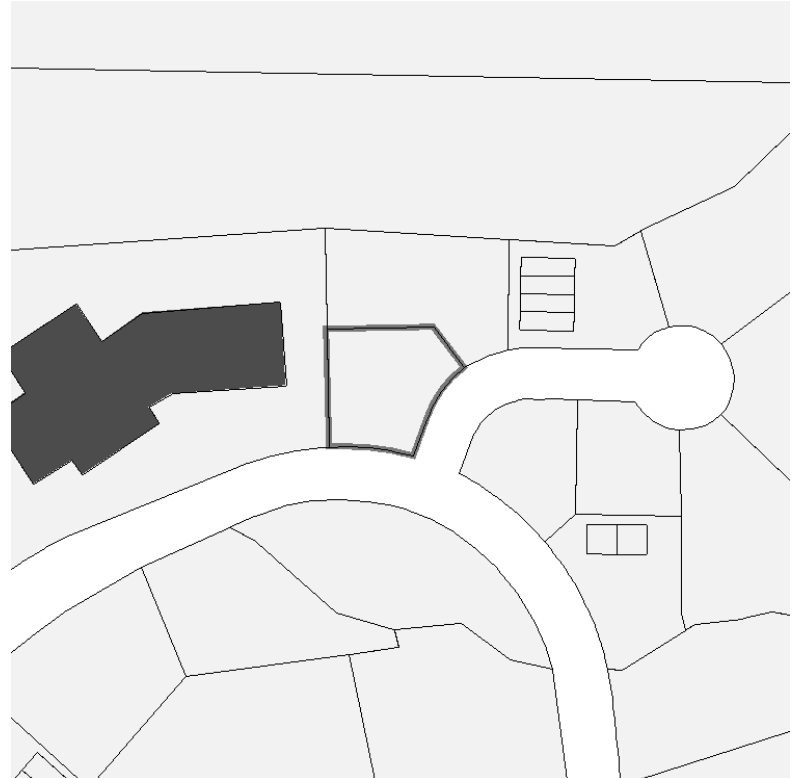
Situs Address:  
1716 COPPER RIDGE SPUR  
STEAMBOAT SPRINGS, 80487

## Value Summary

Value By:	Market	Override
Comm Land (1)	\$166,400	N/A
<b>Total</b>	<b>\$166,400</b>	<b>\$166,400</b>

## Legal Description

LOT 3 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
12/31/2007		12/07: 2 SITUS PER MAX 2007. SF SW4,SE4NW4 6-6-84

## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
812543	08/13/2020	GWD		N	\$200,000	83.20	\$200,000	83.20		83.20
668036	12/14/2007	WD	QV	Y	\$330,000	50.42	\$330,000	50.42	\$330,000	50.42
595140	12/03/2003	WD	QV	Y	\$76,700	216.95	\$76,700	216.95	\$76,700	216.95

## Comm Land Occurrence 1

Property Code	0300 - INDUST VACANT LAND	Economic Area	7 - STEAMBOAT COMM
Neighborhood	6 - DOWNHILL - COPPER - ELK	Land Code	605050 - COPPER RIDGE BUS < / = 1.00 AC



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## Comm Land Occurrence 1

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		0.32			
Total		0.32			
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$166,400		520,000.00		

## Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0300	INDUST VACANT LAND		\$166,400	\$48,260	NA	NA
<b>Total</b>			<b>\$166,400</b>	<b>\$48,260</b>	<b>NA</b>	<b>NA</b>