

LAND OCCURRENCE 1 - AG LAND

Property Code	4127 - DRY FARM LAND-AGRIC	Economic Area	OUTLYING AREAS
Super Neighborhood	RURAL WEST	Neighborhood	180 - CR-29 INF
Land Code	1000 - LANDCODE	Land Use	DRY FARM B
Zoning	AF	Site Access	YEAR-ROUND
Road	PAVED	Site View	AVERAGE
Topography	SLOPING	Slope	-
Wetness	-	Water	PRIVATE
Utilities	PROP AND ELEC	Sewer	PRIVATE
Acres	23.66	Description	-

LAND OCCURRENCE 2 - AG LAND

LAND OCCURRENCE 3 - AG LAND

BUILDINGS

RESIDENTIAL BUILDING DETAILS

RESIDENTIAL IMPRV OCCURRENCE 1

Property Code	4277 - FARM/RANCH RESIDENCE-IMPS	Economic Area	-
Neighborhood	180 - CR-29 INF	Building Type	2 & 3 STORY
Super Neighborhood	RURAL WEST	Stories	3.00
Actual Year Built	2009	Remodel Year	-
Effective Year Built	2009	Architectural Style	MODULAR
Grade / Quality	GOOD	Frame	WOOD
Basement Type	WALK OUT	Garage Capacity	0
Total Rooms	12	Bedrooms	4
Bath Count	3.50	Kitchen Count	1
Fireplace Count	4	Fireplace Type	WB STOVE
Roof Style	GABLE	Roof Cover	ASPHALT
Exterior Condition	NORMAL	Heating Fuel	PROPANE
Heating Type	HOT WTR RAD	Interior Condition	NORMAL
Total SQFT	6,499	Bldg Permit No.	CB-08-552
Above Grade Liv. SQFT	4,457	Percent Complete	-
Permit Desc.	-	Functional Obs	90

RESIDENTIAL IMPRV OCCURRENCE 2

RESIDENTIAL IMPRV OCCURRENCE 3

RESIDENTIAL IMPRV OCCURRENCE 4

EXTRA FEATURES / OUTBUILDINGS

FEATURE 1

Description	BARN, D	Actual Year Built	2010
Quality	GOOD	Effective Year Built	2010
Condition	NORMAL	Actual Area	1,232
Permit No.	-	Percent Complete	-
Permit Desc.	-		

FEATURE 2

FEATURE 3

FEATURE 4

FEATURE 5

TRANSFER HISTORY

	RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
<div><div></div><div>+</div></div>	05/06/2014	748148	-	-	PTD	05/06/2014	\$0
	Appraiser Public Remarks	-					
	Grantor	BRITA HORN, PUBLIC TRUSTEE					
	Grantee	DWAYNE M OSADCHUK TRUST					
<div><div></div><div>+</div></div>	04/09/2014	747464	-	-	COP	04/09/2014	\$0
	Appraiser Public Remarks	-					
	Grantor	-					
	Grantee	-					
<div><div></div><div>+</div></div>	11/10/2008	680283	-	-	ESMT	10/29/2008	\$0
	Appraiser Public Remarks	INGRESS/EGRESS. EL					
	Grantor	WALL, MICHAEL & KELDA COMBS WALL (JT)					
	Grantee	COMBS, DAVID D. & MARIAN T. (JT)					
<div><div></div><div>+</div></div>	10/29/2008	680013	-	-	ESMT	10/29/2008	\$0
	Appraiser Public Remarks	ERRONEOUS, EXHIBIT A NOT ATTACHED, DOES NOT DESCRIBE EASEMENT. EL					
	Grantor	-					
	Grantee	-					
<div><div></div><div>+</div></div>	04/24/2008	673441	-	-	WD	03/28/2008	\$0
	Appraiser Public Remarks	THIS DEED IS BEING RECORDED TO CORRECT REC# 672736. AA					
	Grantor	DICK, ROBERT S. & CRAWFORD, KATHRYN E.					
	Grantee	COMBS, DAVID D. & MARIAN T. (JT)					
<div><div></div><div>+</div></div>	04/09/2008	672733	-	-	WD	03/28/2008	\$1,000,000
	Appraiser Public Remarks	-					
	Grantor	DICK, ROBERT S. & KATHRYN E.					
	Grantee	COMBS, DAVID D. & MARIAN T. (JT)					

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2022 LEVY BY ENTITY	2022 TAX AREA LEVY	ENTITY % OF TAX BILLS	ESTIMATED AD VALOREM TAX
50	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	81.779	0.61%	\$69
50	OAK CREEK CEMETERY	Cemetery Districts	0.259	81.779	0.32%	\$36
50	OAK CREEK FIRE PROTECTION DISTRICT	Fire Protection Districts	13.938	81.779	17.04%	\$1,915
50	ROUTT COUNTY GOVERNMENT	County	17.911	81.779	21.90%	\$2,460
50	SOUTH ROUTT LIBRARY DISTRICT	Library Districts	1.125	81.779	1.38%	\$155
50	SOUTH ROUTT MED CENTER HEALTH SERV DI	Health Service Districts (Hospital)	4.095	81.779	5.01%	\$563
50	SOUTH ROUTT SCHOOL DISTRICT (RE-3)	School Districts	42.13	81.779	51.52%	\$5,787
50	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	81.779	2.23%	\$250

PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2022	\$1,046,230	\$95,540	81.78	\$7,813
2021	\$1,046,230	\$100,450	81.29	\$8,166
2020	\$653,730	\$72,000	83.56	\$6,016
2019	\$653,730	\$72,000	78.47	\$5,650
2018	\$424,840	\$43,540	81.14	\$3,533
2017	\$424,840	\$43,540	75.38	\$3,282
2016	\$429,980	\$46,530	74.95	\$3,488

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

DOCUMENTS

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