



Routt County Assessor's Office, Property Search

R6208786  
25245 COUNTY ROAD 42

Owner:  
G. RAYMOND SELBE LIVING TRUST  
25245 COUNTY ROAD 42  
STEAMBOAT SPRINGS, CO 80487-9509

Actual Value  
\$117,200

KEY INFORMATION

Account #	R6208786	Parcel #	937052001
Tax Area	20 - *RE2* MID-ROUTT_~10 Mile Radius Outside SS City Limits		
Aggregate Mill Levy	47.654		
Neighborhood	-		
Subdivision	-		
Legal Desc	LOT 3, 5-6-85 TOTAL 39.56A		
Property Use	RESIDENTIAL SF ON AG		
Total Acres	39.56		
Owner	G. RAYMOND SELBE LIVING TRUST		
Situs Addresses	25245 COUNTY ROAD 42		
Total Area SqFt	2,160		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$3,050	\$810
Improvement Value	\$114,150	\$11,390
Total Value	\$117,200	\$12,200
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$12,200

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
2008;REC # 680033, CASE # 08CV-000182, JUDGMENT AGAINST GEORGE RAYMOND SELBE FOR \$90818.28. EL	2008-11-13 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - AG LAND

Property Code	4127 - DRY FARM LAND-AGRIC	Economic Area	10 MILE
Super Neighborhood	HWY 40 CORRIDOR- WEST OF STMBT	Neighborhood	10 MILE
Land Code	1000 - LANDCODE	Land Use	DRY FARM B
Zoning	0	Site Access	UNKNOWN
Road	UNKNOWN	Site View	UNKNOWN
Topography	UNKNOWN	Slope	NOT EFFECTED
Wetness	NOT EFFECTED	Water	UNKNOWN
Utilities	UNKNOWN	Sewer	UNKNOWN
Acres	39.56	Description	-

BUILDINGS

RESIDENTIAL BUILDING DETAILS

RESIDENTIAL IMPRV OCCURRENCE 1

Property Code	4277 - AG RESIDENCE	Economic Area	-
Neighborhood	SN 20 SOUTH FRINGE	Building Type	2 & 3 STORY
Super Neighborhood	HWY 40 CORRIDOR- WEST OF STMBT	Stories	2.00
Actual Year Built	1917	Remodel Year	0
Effective Year Built	1966	Architectural Style	PRE-WW2
Grade / Quality	FAIR	Frame	WOOD
Basement Type	WALK OUT	Garage Capacity	1
Total Rooms	6	Bedrooms	3
Bath Count	1.00	Kitchen Count	1
Fireplace Count	0	Fireplace Type	UNKNOWN
Roof Style	HIP	Roof Cover	ASPHALT
Exterior Condition	NORMAL	Heating Fuel	COAL
Heating Type	WL/FLR FURN	Interior Condition	NORMAL
Total SQFT	2,160	Bldg Permit No.	-
Above Grade Liv. SQFT	2,160	Percent Complete	-
Permit Desc.	-	Functional Obs	-

EXTRA FEATURES / OUTBUILDINGS

FEATURE 1

Description	GAR,1 STORY DET	Actual Year Built	1966
Quality	FAIR	Effective Year Built	1966
Condition	FAIR	Actual Area	324
Permit No.	-	Percent Complete	-
Permit Desc.	-		

FEATURE 2

FEATURE 3

FEATURE 4

FEATURE 5

FEATURE 6

FEATURE 7

FEATURE 8

FEATURE 9

FEATURE 10

TRANSFER HISTORY

	RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+	08/11/2016	771186	-	-	QCD	08/11/2016	\$0
	Appraiser Public Remarks	-					
	Grantor	SELBE, G. RAYMOND					
	Grantee	G. RAYMOND SELBE LIVING TRUST					
+	10/28/2008	679924	-	-	QCD	10/20/2008	\$204,900
	Appraiser Public Remarks	SOA#679923. SH					
	Grantor	CFA PROPERTIES, LLC					
	Grantee	SELBE, G. RAYMOND					
+	10/09/2008	679446	-	-	PTD	10/08/2008	\$0
	Appraiser Public Remarks	SALE#07-40. SH					
	Grantor	WHIDDON, JEANNE PUBLIC TRUSTEE OF ROUTT					
	Grantee	CFA PROPERTIES, LLC					
+	02/27/2008	670987	-	-	DEED	02/27/2008	\$0
	Appraiser Public Remarks	PUBLIC TRUSTEE CERTIFICATE OF PURCHASE NO. 07-40. SF					
	Grantor	-					
	Grantee	-					
+	05/19/2004	601963	-	-	BSD	04/26/2004	\$0
	Appraiser Public Remarks	CLEAR TITLE - NO EVIDENCE FREDERICK A. ERB AKA RICK ERB EVER HELD TITLE TO THIS PROPERTY					
	Grantor	FREDERICK A. ERB AKA RICK ERB					
	Grantee	G. RAYMOND SELBE					
+	03/22/1995	-	706	375	QCD	03/22/1995	\$0
	Appraiser Public Remarks	-					
	Grantor	-					
	Grantee	-					
+	03/22/1995	-	706	374	QCD	03/22/1995	\$0
	Appraiser Public Remarks	-					
	Grantor	-					
	Grantee	-					

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2023 LEVY BY ENTITY	2023 TAX AREA LEVY	ENTITY % OF TAX BILLS	ESTIMATED AD VALOREM TAX
20	COLORADO MOUNTAIN COLLEGE	Local District College	2.977	47.654	6.2%	\$36
20	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.5	47.654	1.0%	\$6
20	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	1.803	47.654	3.8%	\$22
20	ROUTT COUNTY GOVERNMENT	County	13.522	47.654	28.4%	\$165
20	STEAMBOAT SPINGS AREA FIRE PROTECTION DISTRICT	Fire Protection Districts	9.098	47.654	19.1%	\$111
20	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.061	47.654	0.1%	\$1
20	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.873	47.654	35.4%	\$206
20	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	47.654	3.8%	\$22
20	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1.0	47.654	2.1%	\$12

## PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2023	\$62,200	\$8,520	47.65	\$406
2022	\$71,020	\$8,180	62.62	\$512
2021	\$71,020	\$8,720	60.78	\$530
2020	\$85,340	\$9,930	59.89	\$595
2019	\$85,340	\$9,930	58.08	\$577
2018	\$77,840	\$9,630	56.13	\$541
2017	\$77,840	\$9,630	55.54	\$535
2016	\$79,430	\$10,340	51.80	\$536

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

\*TY2023 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB22-238 & SB23B-001 – Typically a \$55,000 Residential Actual Value credit and/or a \$30,000 Commercial Improvement Actual Value credit depending on the classification of the property.





