



Routt County Assessor's Office, Property Search

R8167609
23570 FRAYSHER LN

Owner: POPESCO, MAGDALENA C
2071 SQUIRREL HILL RD
SCHWENKSVILLE, PA 19473

Actual Value
\$300,000

KEY INFORMATION

Account #	R8167609	Parcel #	235000002
Tax Area	55 - *RE3* STAGECOACH AREA - Reservoir & the orig. P.U.D. Boundary		
Aggregate Mill Levy	87.412		
Neighborhood	-		
Subdivision	SKI VIEW ESTATES		
Legal Desc	LOT 2 SKI VIEW ESTATES		
Property Use	VACANT LAND		
Total Acres	5.00		
Owner	POPESCO, MAGDALENA C		
Situs Addresses	23570 FRAYSHER LN		
Total Area SqFt	-		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$300,000	\$83,700
Improvement Value	\$0	\$0
Total Value	\$300,000	\$83,700
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$83,700

Most Recent Tax Liability

Current Year	2024	\$7,316.40
Prior Year	2023	\$7,910.40

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes. (970) 870-5544

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
2002 NEW SUBD 5A FROM R6559369/176100001, FILE #13154, COV REC#571086.	2002-11-06 00:00:00
2003 PER ABATEMENT "RETURNED TO AGRICULTURAL CLASSIFICATION. AH" CB	2004-09-21 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - RES LAND

Property Code	-	Economic Area	STAGECOACH AREA
Super Neighborhood	STAGECOACH - SOUTH	Neighborhood	SKI VIEW ESTATES
Land Code	SKI VIEW ESTATES	Land Use	PRIME SITE
Zoning	HDR	Site Access	YEAR-ROUND
Road	DIRT	Site View	GOOD
Topography	SLOPING	Slope	NOT AFFECTED
Wetness	NOT AFFECTED	Water	NONE
Utilities	ELECTRIC	Sewer	NONE
Acres	5.00	Description	-

BUILDINGS

EXTRA FEATURES / OUTBUILDINGS

No data to display

TRANSFER HISTORY

[View Recorded Transfer Documents Here](#)

	RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+	10/12/2023	848881	-	-	SWD	10/05/2023	\$405,000
Appraiser Public Remarks		-					
Grantor		BERLET, LUKE & CARISSA					
Grantee		POPESCO, MAGDALENA C					
+	05/06/2021	824277	-	-	WD	05/06/2021	\$210,000
Appraiser Public Remarks		-					
Grantor		EDWARDS, BRIAN & LAURIE					
Grantee		BERLET, LUKE & CARISSA (JT)					
+	04/20/2006	636527	-	-	WD	04/15/2006	\$195,100
Appraiser Public Remarks		-					
Grantor		FRAYSHER, STEVE & MARJORIE (JT)					
Grantee		EDWARDS, BRIAN & LAURIE (JT)					

TAX AUTHORITIES

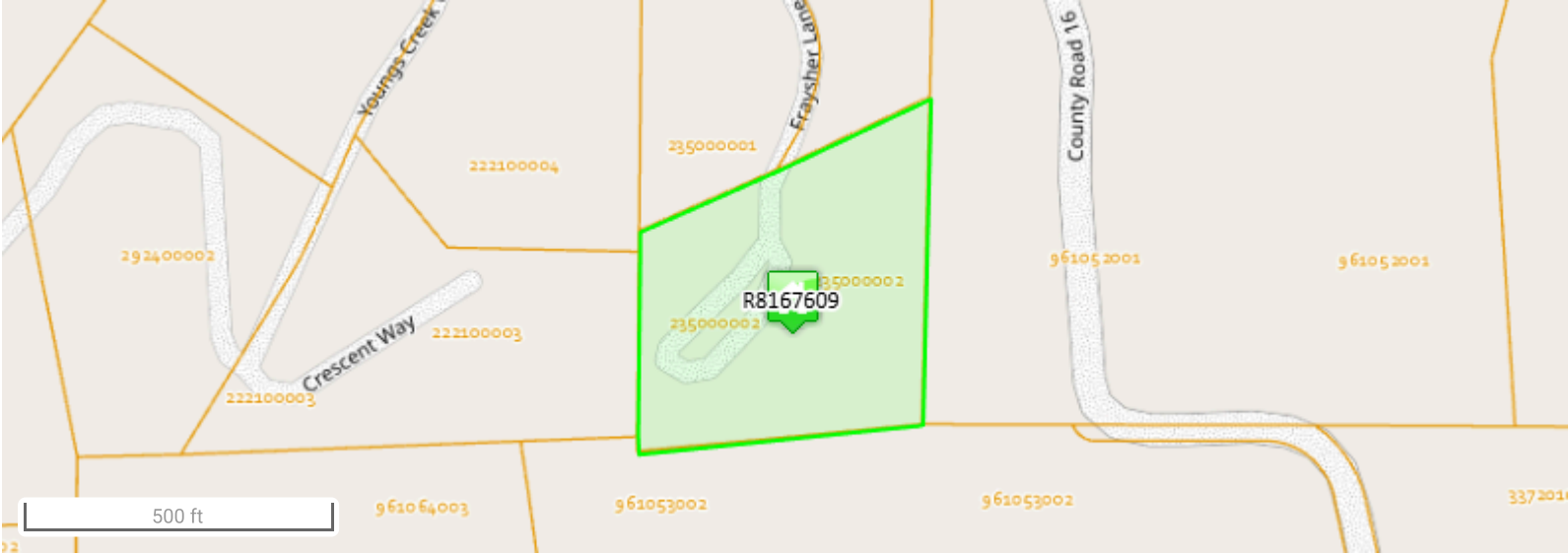
TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILLS	ESTIMATED AD VALOREM TAX
55	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	87.412	0.57%	\$41.93
55	MORRISON CREEK METRO WATER & SANITATION DISTRICT	Water and Sanitation Districts	12.719	87.412	14.55%	\$1,064.58
55	OAK CREEK CEMETERY DISTRICT	Cemetery Districts	0.206	87.412	0.24%	\$17.24
55	OAK CREEK FIRE PROTECTION DISTRICT	Fire Protection Districts	13.938	87.412	15.95%	\$1,166.61
55	ROUTT COUNTY GOVERNMENT	County	13.913	87.412	15.92%	\$1,164.52
55	SO. ROUTT MEDICAL CENTER HEALTH SERVICE DISTRICT	Health Service Districts (Hospital)	4.095	87.412	4.68%	\$342.75
55	SOUTH ROUTT LIBRARY DISTRICT	Library Districts	1.125	87.412	1.29%	\$94.16
55	SOUTH ROUTT SCHOOL DISTRICT (RE-3)	School Districts	40.22	87.412	46.01%	\$3,366.41
55	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	87.412	2.08%	\$152.33

PRIOR YEAR ASSESSMENT INFORMATION

*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$300,000	\$83,700	87.41	\$7,316.40
2023	\$300,000	\$83,700	94.51	\$7,910.40
2022	\$150,000	\$43,500	97.65	\$4,247.69
2021	\$150,000	\$43,500	96.56	\$4,200.14
2020	\$150,000	\$43,500	98.96	\$4,304.76
2019	\$150,000	\$43,500	93.28	\$4,057.77
2018	\$100,000	\$29,000	99.78	\$2,893.59
2017	\$100,000	\$29,000	93.29	\$2,705.32
2016	\$100,000	\$29,000	94.81	\$2,749.43

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* 2024 assessment values reported above represent the assessor's appraised value less any Legislative discounts applied for SB24-233 & SB24B-1001 - 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. The 2023 values listed were subject to the same discounts under Legislative bills SB22-238 & SB23B-001.





Data last updated: 02/03/2025