



Routt County Assessor's Office, Property Search

R4164432
50310 MOON HILL DR

Owner:
NICHOLAS, NATHAN D & ALISON K (JT)
1701 CONSTELLATION DR
COLORADO SPRINGS, CO 80905

Actual Value
\$1,605,120

KEY INFORMATION

Account #	R4164432	Parcel #	924173001
Tax Area	16 - *RE2* NORTH ROUTT SURROUNDING STMBT LAKE		
Aggregate Mill Levy	49.217		
Neighborhood	309 - MOONHILL SUBDV		
Subdivision	-		
Legal Desc	PT OF TR 65 SEC 17-8-85 TOTAL: 13.6 AC		
Property Use	RESIDENTIAL SINGLE FAMILY		
Total Acres	13.60		
Owner	NICHOLAS, NATHAN D & ALISON K (JT)		
Situs Addresses	50310 MOON HILL DR		
Total Area SqFt	1,888		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$700,980	\$46,970
Improvement Value	\$904,140	\$60,580
Total Value	\$1,605,120	\$107,550
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$107,550

Most Recent Tax Liability

Current Year	2024	\$5,293.28
Prior Year	2023	\$4,274.96

Contact the Treasurer's Office @ 970-870-5555 for exact amount due. Figures above do not reflect any processing fees, Senior/Vet exemptions, late penalties, interest or liens due. Please confirm all balances with the Treasurer prior to submitting payment, as short payments will be rejected.

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
PER COUNTY PLANNING, THIS PARCEL IS A LEGAL NON-CONFORMING LOT BECAUSE IT WAS CREATED WITH THE PLATTING OF MOONHILL MEADOWS SUBD IN 1971, THEREFORE A BUILDABLE PARCEL. OUR PREVIOUS REMARK BELOW FROM 2018 WAS INACCURATE. ASSR2018 REMARK: THIS PARCEL WAS	2023-05-22 00:00:00
2/14/2020: REMOVED CONSERVATION EASEMENT NOTE FROM LEGAL AND PUBLIC REMARKS.THIS PARCEL IS NOT ENCUMBERED PER GIS. SH	2020-02-14 00:00:00
1/28/2020: NON-CONTIGUOUS SPLIT DONE AT REQUEST OF ROUTT COUNTY PLANNING. NEW ACCT # & PIN GIVEN TO THE 2.4 ACRE PIECE THAT PREVIOUSLY HAD THE SAME PIN AS R4164432/924173001. ACCOUNT #/PIN FOR 2.4 ACRE PIECE IS R8180676/924201002. SH	2020-01-28 00:00:00

LAND DETAILS

LAND OCCURRENCE 1 - RES LAND

Property Code	1112 - SINGLE FAM RESID LAND	Economic Area	OUTLYING AREAS
Super Neighborhood	RURAL NORTH	Neighborhood	305 - LWR ELK RVR INF
Land Code	RURAL NORTH 10-34.99 AC	Land Use	PRIME SITE
Zoning	AF	Site Access	YEAR-ROUND
Road	GRAVEL	Site View	AVERAGE
Topography	LEVEL	Slope	SLIGHT
Wetness	MODERATE	Water	PRIVATE
Utilities	PROP AND ELEC	Sewer	PRIVATE
Acres	13.60	Description	-

BUILDINGS

RESIDENTIAL BUILDING DETAILS

RESIDENTIAL IMPRV OCCURRENCE 1

Property Code	1212 - SINGLE FAM RESID IMPROVEMENTS	Economic Area	-
Neighborhood	309 - MOONHILL SUBDV	Building Type	2 & 3 STORY
Super Neighborhood	RURAL NORTH	Stories	2.00
Actual Year Built	2021	Remodel Year	-
Effective Year Built	2021	Architectural Style	CONTEMPORARY
Grade / Quality	AVERAGE	Frame	POST & BEAM
Basement Type	CRAWL	Garage Capacity	0
Total Rooms	-	Bedrooms	3
Bath Count	2.50	Kitchen Count	1
Fireplace Count	1	Fireplace Type	WB STOVE
Roof Style	GABLE	Roof Cover	METAL
Exterior Condition	NORMAL	Heating Fuel	PROPANE
Heating Type	HOT WTR RAD	Interior Condition	NORMAL
Total SQFT	1,888	Bldg Permit No.	TB-21-934
Above Grade Liv. SQFT	1,888	Percent Complete	-
Permit Desc.	-	Functional Obs	-

EXTRA FEATURES / OUTBUILDINGS

FEATURE 1

Description	STORAGE, ATTACHED	Actual Year Built	2021
Quality	AVERAGE	Effective Year Built	2021
Condition	NORMAL	Actual Area	336
Permit No.	PRAB210091	Percent Complete	-
Permit Desc.	DETACHED GARAGE W/STOAGE		

FEATURE 2

TRANSFER HISTORY

[View Recorded Transfer Documents Here](#)

	RECORDING DATE	REC. #	BOOK	PAGE	DEED TYPE	SALE DATE	SALE PRICE
+	07/08/2020	811140	-	-	SWD	07/08/2020	\$275,000
Appraiser Public Remarks		-					
Grantor		KURTZ, PETER L & MARY B					
Grantee		NICHOLAS, NATHAN D & ALISON K (JT)					
+	02/09/2004	597739	-	-	QCD	01/16/2004	\$0
Appraiser Public Remarks		60 FT. WIDE ACCESS EASEMENT, ACCESS ROAD AND UNDERGROUND UTILITY EASEMENT.					
Grantor		ELLSWORTH, ROBERT & JAMES G. BORGLUM					
Grantee		KURTZ, PETER L. & MARY B.					
+	04/12/1985	342401	605	1538	WD	04/12/1985	\$400,000
Appraiser Public Remarks		-					
Grantor		BEDELL, ORVAL W. & SHARON K.					
Grantee		KURTZ, PETER L. & MARY B. (JT)					
+	08/08/1980	299091	510	447	WD	07/09/1980	\$0
Appraiser Public Remarks		16 ACRES					
Grantor		RUBISH, VIVIAN M.					
Grantee		BEDELL, ORVAL W. & SHARON K. (JT)					
+	12/08/1978	280803	466	312	DC	10/28/1977	\$0
Appraiser Public Remarks		-					
Grantor		RUBISH, ARGENE JAMES					
Grantee		-					

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2024 LEVY BY ENTITY	2024 TAX AREA LEVY	ENTITY % OF TAX BILL	ESTIMATED AD VALOREM TAX
16	COLORADO MOUNTAIN COLLEGE	Local District College	3.23	49.217	6.56%	\$347
16	COLORADO RIVER WATER CONSERVATION DISTRICT	Water Conservancy	0.501	49.217	1.02%	\$54
16	EAST ROUTT REGIONAL LIBRARY DIST	Library Districts	2.798	49.217	5.69%	\$301
16	NORTH ROUTT FIRE PROTECTION DISTRICT	Fire Protection Districts	10.298	49.217	20.92%	\$1,108
16	ROUTT COUNTY GOVERNMENT	County	13.913	49.217	28.27%	\$1,496
16	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery Districts	0.063	49.217	0.13%	\$7
16	STEAMBOAT SPRINGS SCHOOL DISTRICT (RE-2)	School Districts	16.594	49.217	33.72%	\$1,785
16	UPPER YAMPA WATER CONSERVATION DISTRICT	Water Conservancy	1.82	49.217	3.70%	\$196

PRIOR YEAR ASSESSMENT INFORMATION

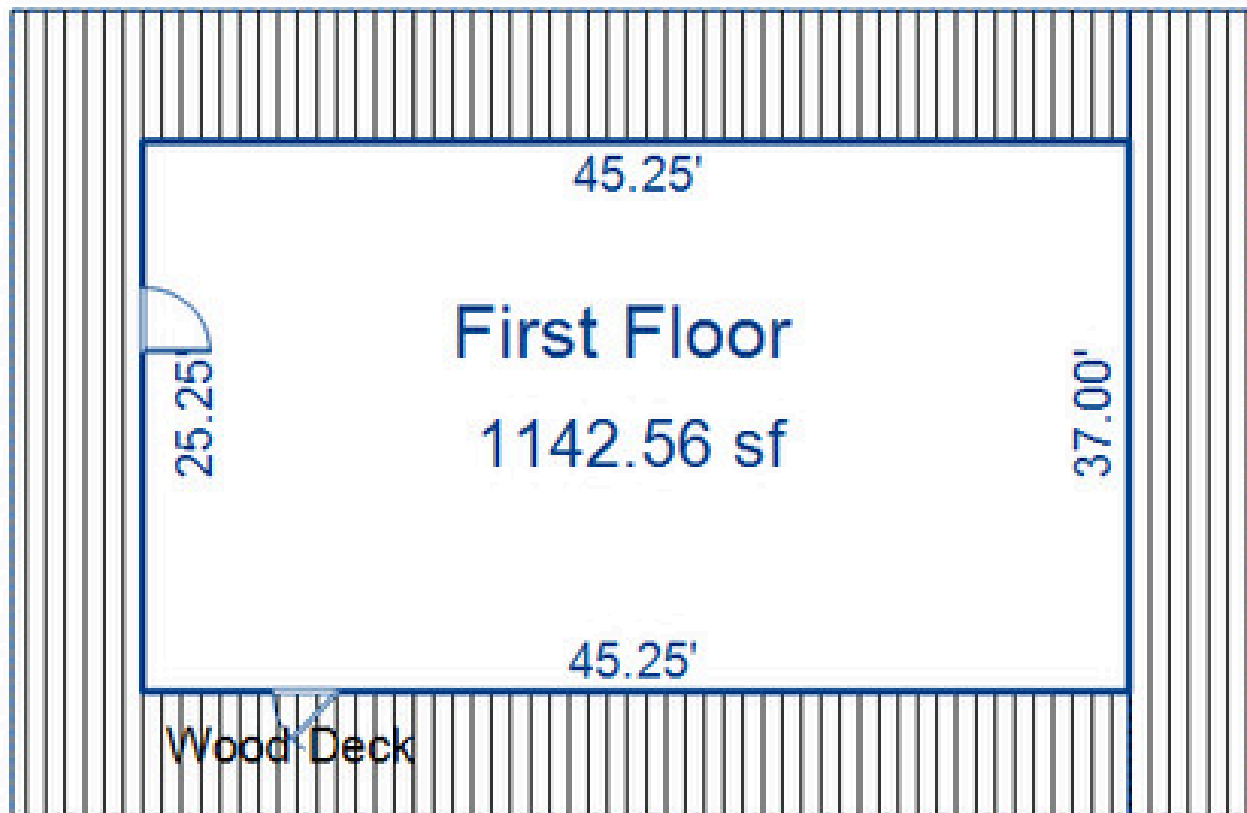
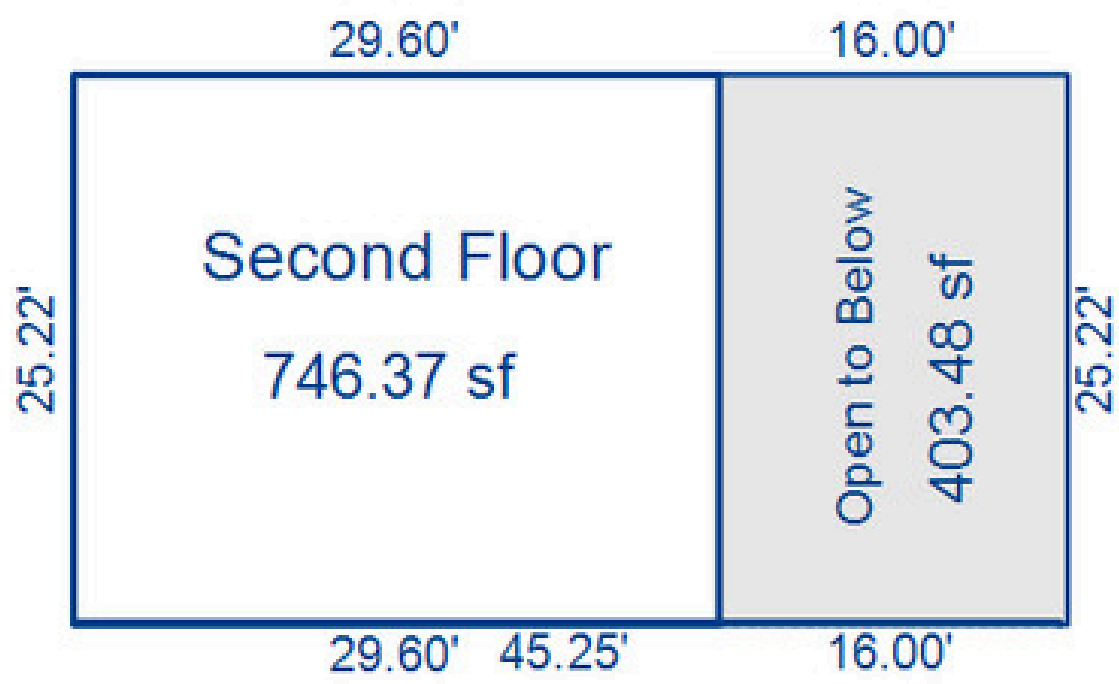
*YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$1,605,120	\$107,550	49.22	\$5,293.28
2023	\$1,358,730	\$91,030	46.96	\$4,274.96
2022	\$280,960	\$19,640	63.13	\$1,239.91
2021	\$590	\$170	62.53	\$10.63
2020	\$600	\$170	62.56	\$10.64
2019	\$700	\$200	61.65	\$12.33
2018	\$690	\$200	60.81	\$12.16
2017	\$690	\$200	56.17	\$11.23
2016	\$650	\$190	53.23	\$10.11

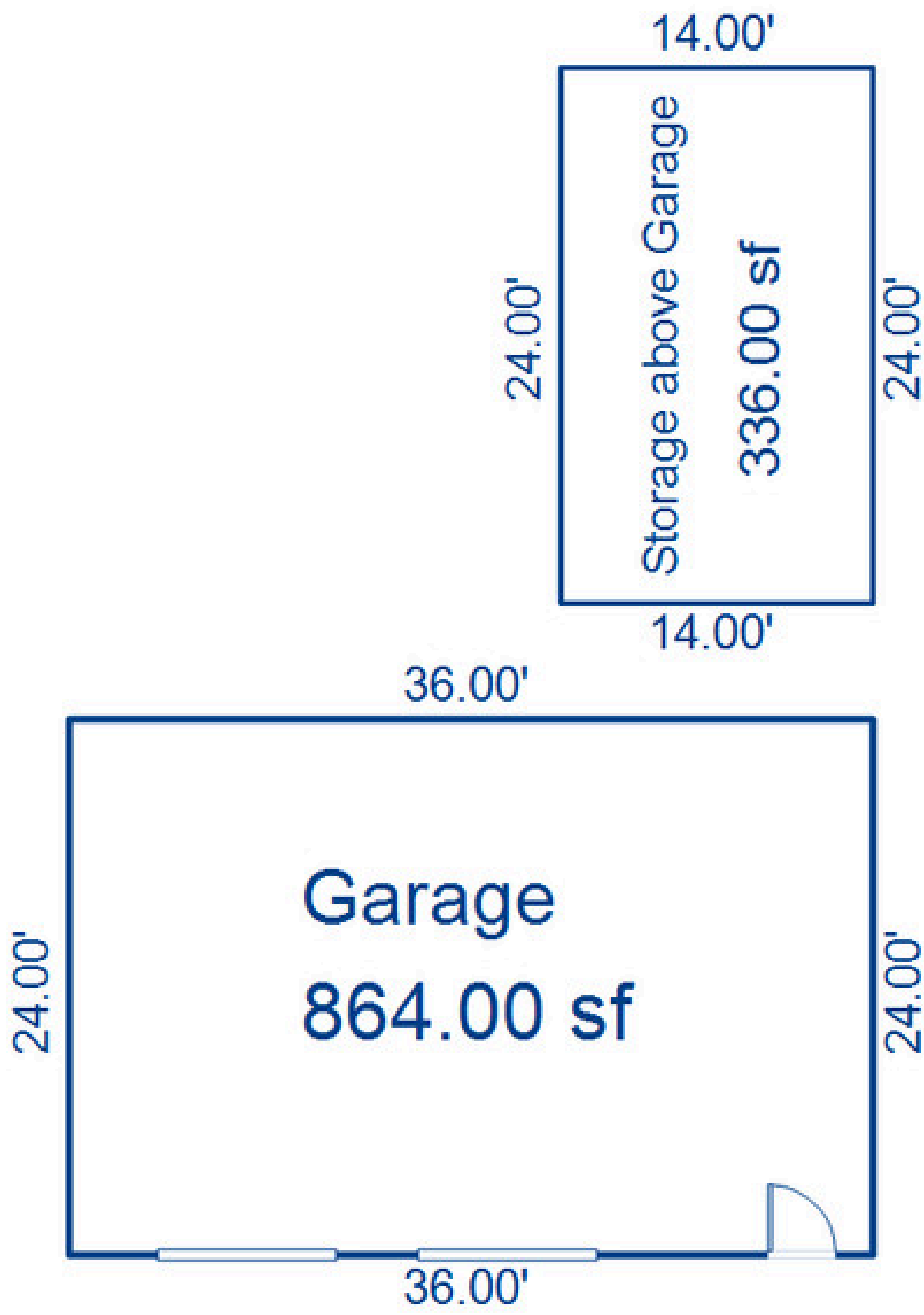
Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

* 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: 02/12/2025