



# Property Record Card

Routt County Assessor

**ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP**

**Account: R8173311**

Tax Area: 20AMR - \*RE2\* ALPINE MTN. RANCH SUBDV.

Acres: 5.030

**Parcel: 286600057**

Situs Address:  
34950 ROCKLEDGE RD  
STEAMBOAT SPRINGS, 80487

P O BOX 773659  
STEAMBOAT SPRINGS, CO 80477-3659

## Value Summary

Value By:	Market	Override
Land (1)	\$1,575,000	\$1,237,500
Common Area (1)	\$0	N/A
Common Area (2)	\$0	N/A
Common Area (3)	\$0	N/A
Common Area (4)	\$0	N/A
<b>Total</b>	<b>\$1,575,000</b>	<b>\$1,237,500</b>

## Legal Description

LOT 57 ALPINE MOUNTAIN RANCH LPSE AMENDMENT NO. 3  
TOTAL 5.03A



## Public Remarks

Entry Date	Model	Remark
07/13/2009		7/13/09: NEW SUBD 100.18AC FROM R8171386/270400101 TO R8173298/286600044-R8173317/286600063. PLAT FILE#13927@685616, 4/8/09. COV#685617 & SUB IMPR AGREEMT #685618.SUBCODE 2866. SH
07/13/2009		26,34,35-6-84 & 2,3-5-84

## Land Occurrence 1

Property Code	0100 - VACANT LAND-RESID	Economic Area	2 - 10 MILE
Super Neighborhood	100 - E HWY40 FOOTHILLS & RAB-EARS P	Neighborhood	2882 - ALPINE MOUNTAIN RANCH
Land Code	288270 - ALPINE MTN RANCH - SUPERIOR	Land Use	1 - PRIME SITE



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### Land Occurrence 1

Zoning	LPSE	Site Access	2 - YEAR-ROUND
Road	4 - PAVED	Site View	1 - EXCELLENT
Topography	3 - SLOPING	Slope	2 - SLIGHT
Wetness	1 - NOT AFFECTED	Water	3 - COMM/PUBLIC
Utilities	7 - PROP AND ELEC	Sewer	3 - COMM/PUBLIC
Influence Code	9 - ROAD/TRAFFIC	Influence Factor	.75
Zoning	LPSE	Slope	2 - SLIGHT
Wetness	1 - NOT AFFECTED		

### Common Area Occurrence 1

Property Code	4279 - OTHER BLDGS-AGRIC	Common Area REF	755 - ALPINE RANCH - AG IMPRVMTS
Percent Ownership	1.59		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SC_UNITS					1
Total					1.00
	Value	Rate	Rate	Rate	Rate
	\$0				

### Common Area Occurrence 2

Property Code	4277 - FARM/RANCH RES-IMPRVMTS	Common Area REF	756 - ALPINE RANCH - RES. IMPRVMTS
Percent Ownership	1.59		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SC_UNITS					1
Total					1.00
	Value	Rate	Rate	Rate	Rate
	\$0				

### Common Area Occurrence 3

Property Code	4147 - GRAZING LAND-AGRIC	Common Area REF	750 - ALPINE RANCH - AG LAND
Percent Ownership	1.59		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SC_UNITS					1
Total					1.00
	Value	Rate	Rate	Rate	Rate
	\$0				

### Common Area Occurrence 4

Property Code	2220 - OFFICE-IMPROVEMENTS	Common Area REF	759 - ALPINE RANCH - COMMERCIAL
Percent Ownership	1.59		

SubArea	ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SC_UNITS					1
Total					1.00



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## Common Area Occurrence 4

Value	Rate	Rate	Rate	Rate	Rate
\$0					

## Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0100	VACANT LAND-RESID		\$494,910	\$143,520	\$388,860	\$112,770
2220	OFFICE-IMPROVEMENTS		\$0	\$0	NA	NA
4147	GRAZING LAND-AGRIC		\$0	\$0	NA	NA
4277	FARM/RANCH RES-IMPRVMTS		\$0	\$0	NA	NA
4279	OTHER BLDGS-AGRIC		\$0	\$0	NA	NA
<b>Total</b>			<b>\$494,910 *</b>	<b>\$143,520</b>	<b>\$388,860</b>	<b>\$112,770</b>

\* Adjustment applied: SubdivisionDiscount