



Routt County Assessor's Office, Property Search

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R8163531
23800 BLUE VALLEY LN

Owner:
STEVEN J. WILLIAMS LIVING TRUST &
PAMELA A. WILLIAMS LIVING TRUST 29655
HEROLD WY OAK CREEK, CO 80467-8527

Actual Value
\$150

KEY INFORMATION

Account #	R8163531	Parcel #	196400001
Tax Area	55 - *RE3* STAGECOACH AREA - Reservoir & the orig. P.U.D. Boundary		
Neighborhood	-		
Subdivision	BLUE VALLEY RANCH		
Legal Desc	LOT 1 BLUE VALLEY RANCH (CE#772381, 772442)		
Property Use	AGRICULTURAL LAND		
Total Acres	5.02		
Owner	STEVEN J. WILLIAMS LIVING TRUST &		
Situs Addresses	23800 BLUE VALLEY LN, 29600 HEROLD WAY		
Total Area SqFt	-		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$150	\$40
Improvement Value	\$0	\$0
Total Value	\$150	\$40
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$40

PUBLIC REMARKS

PUBLIC REMARK

9/23/16: CONSERVATION EASEMENT #772381, 9/15/16 INCLUDES R8163541, R8163531 & R8169309 & REFERS TO THESE PARCELS COLLECTIVELY AS "GLAS DEFFRYN RANCH: UPLAND PARCEL". SH COVENANTS B-740/P-267.
TRUSTEES OF THE STEVEN J WILLIAMS LIVING TRUST DTD 10/11/05 & PAMELA A WILLIAMS LIVING TRUST DTD 10/11/05.
DW
DECLARATION OF COMMON DRIVEWAY AGREEMENT B751/P1654

PUBLIC REMARK DATE

9/23/2016
5/21/1998
9/7/2016
11/3/1998

LAND DETAILS

LAND OCCURRENCE 1 - AG LAND

Property Code	4147 - GRAZING LAND-AGRIC	Economic Area	STAGECOACH AREA
Super Neighborhood	STAGECOACH - NORTH	Neighborhood	AG
Land Code	1000 - LANDCODE	Land Use	GRAZING B
Zoning	AF	Site Access	YEAR-ROUND
Road	GRAVEL	Site View	GOOD
Topography	HILLY	Slope	MODERATE
Wetness	NOT EFFECTED	Water	PRIVATE
Utilities	PROP AND ELEC	Sewer	PRIVATE
Acres	5.02	Description	-

BUILDINGS

EXTRA FEATURES / OUTBUILDINGS

No data to display

SALES HISTORY

DOC. #	SALE DATE	DEED TYPE	VALIDITY	VERIFIED	SALE PRICE	ADJ. PRICE	TIME ADJ. PRICE	
+	501610	10/30/1998	WARRANTY DEED	Unqualified/Invalid	Unverified	\$200,000	\$200,000	\$200,000

Appraiser Public Remarks	TRUST COMPANY OF AMERICA CUSTODIAN FOR STEVEN J. WILLIAMS ACCOUNT #23493,
Grantor	BLUE VALLEY LLC
Grantee	TRUST COMPANY OF AMERICA

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2021 LEVY BY ENTITY	2021 TAX AREA LEVY	ENTITY % OF TAX BILLS
55	COLORADO RIVER WATER CONSERVANCY	Water Conservancy	0.501	96.555	0.50%
55	MORRISON CREEK WATER & SANITATION DISTRICT	Water and Sanitation District	15.262	96.555	15.80%
55	OAK CREEK CEMETERY	Cemetery District	0.259	96.555	0.30%
55	OAK CREEK FIRE PROTECTION DISTRICT	Fire Protection District	13.938	96.555	14.40%
55	ROUTT COUNTY	County	16.991	96.555	17.60%
55	SOUTH ROUTT LIBRARY	Library District	1.037	96.555	1.10%
55	SOUTH ROUTT MEDICAL CENTER SPECIAL DISTRICT	Health Service District (Hospital)	4.095	96.555	4.20%
55	SOUTH ROUTT SCHOOL DISTRICT	School District	42.652	96.555	44.20%
55	UPPER YAMPA WATER CONSERVANCY DISTRICT	Water Conservancy	1.82	96.555	1.90%

PRIOR YEAR ASSESSMENT INFORMATION