



Routt County Assessor's Office, Property Search

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R8171637
38625 ROLLINGHILLS LN

Owner:
LESLIE CHRISTENSEN LIVING TRUST DTD
10/1/2018
PO BOX 774170 STEAMBOAT SPRINGS, CO
80477

Actual Value
\$1,546,900

KEY INFORMATION

Account #	R8171637	Parcel #	937174003
Tax Area	20 - *RE2* MID-ROUTT_~10 Mile Radius Outside SS City Limits		
Neighborhood	-		
Subdivision	-		
Legal Desc	PT OF NW4NE4, PT OF SW4NE4 SEC 17-6-85 TOTAL: 39.5 ACS		
Property Use	RESIDENTIAL SINGLE FAMILY		
Total Acres	39.5		
Owner	LESLIE CHRISTENSEN LIVING TRUST DTD 10/1/2018		
Situs Addresses	38625 ROLLINGHILLS LN		
Total Area SqFt	4,433		
Business Name	-		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$330,000	\$22,940
Improvement Value	\$1,216,900	\$84,570
Total Value	\$1,546,900	\$107,510
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$107,510

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
9/15/09: PER REC#691215: COMMONLY KNOWN AS ROLLING HILLS RANCH. SH	9/15/2009
8/07: SPLIT 39.5 ACRES FROM R6208630/937174001 PER DEED#658292. SF	8/3/2007
5/11/11: RETURNED NOV.	5/11/2011

LAND DETAILS

LAND OCCURRENCE 1 - RES LAND

Property Code	1112 - SINGLE FAM RESID LAND	Economic Area	10 MILE
Super Neighborhood	HWY 40 CORRIDOR- WEST OF STMBT	Neighborhood	SN 40 ALONG RCR 33 (N OF CR 45
Land Code	SNBHD 20 & 30 - 40 ACRES	Land Use	PRIME SITE
Zoning	AF	Site Access	YEAR-ROUND
Road	DIRT	Site View	AVERAGE
Topography	SLOPING	Slope	SLIGHT
Wetness	NOT AFFECTED	Water	PRIVATE
Utilities	PROP AND ELEC	Sewer	PRIVATE
Acres	39.50	Description	-

BUILDINGS

RESIDENTIAL BUILDING DETAILS

RESIDENTIAL IMPRV OCCURRENCE 1

Property Code	1212 - SINGLE FAM RESID IMPROVEMENTS	Economic Area	-
Neighborhood	SN 40 ALONG RCR 33 (N OF CR45)	Building Type	TRI-LEVEL
Super Neighborhood	HWY 40 CORRIDOR- WEST OF STMBT	Stories	3
Actual Year Built	2007	Remodel Year	-
Effective Year Built	2007	Architectural Site	CONTEMPORARY
Grade / Quality	GOOD	Frame	WOOD
Basement Type	PARTIAL	Garage Capacity	4
Total Rooms	8	Bedrooms	2
Bath Count	2.5	Kitchen Count	1
Fireplace Count	1	Fireplace Type	WB STOVE
Roof Style	GAMBREL	Roof Cover	METAL
Exterior Condition	NORMAL	Heating Fuel	PROPANE
Heating Type	UNKNOWN	Interior Condition	NORMAL
Total SQFT	4,433	Bldg Permit No.	CB-08-506
Above Grade Liv. SQFT	4,118	Percent Complete	-
Permit Desc.	-	Functional Obs	-

EXTRA FEATURES / OUTBUILDINGS

FEATURE 1

Description	GAR, BUILT-IN	Actual Year Built	2007
Quality	GOOD	Effective Year Built	2007
Condition	NORMAL	Actual Area	1,540
Permit No.	-	Percent Complete	-
Permit Desc.	-		

FEATURE 2

SALES HISTORY

	DOC. #	SALE DATE	DEED TYPE	VALIDITY	VERIFIED	SALE PRICE	ADJ. PRICE	TIME ADJ. PRICE
+	658292	06/04/2007	WARRANTY DEED	Unqualified/Valid	Unverified	\$375,000	\$375,000	\$417,750
Appraiser Public Remarks			-					
Grantor			SPITELLIE, MACK III & PEGGY D.					
Grantee			CHRISTENSEN, JESSE B. & LESLIE H. (JT)					

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2021 LEVY BY ENTITY	2021 TAX AREA LEVY	ENTITY % OF TAX BILLS
20	COLORADO MOUNTAIN COLLEGE	Local District College	4.013	60.781	6.60%
20	COLORADO RIVER WATER CONSERVANCY	Water Conservancy	0.501	60.781	0.80%
20	EAST ROUTT LIBRARY	Library District	3.161	60.781	5.20%
20	ROUTT COUNTY	County	16.991	60.781	28.00%
20	STEAMBOAT SPRINGS AREA FIRE PROTECTION DISTRICT	Fire Protection District	8.161	60.781	13.40%
20	STEAMBOAT SPRINGS CEMETERY DISTRICT	Cemetery District	0.088	60.781	0.10%
20	STEAMBOAT SPRINGS SCHOOL DISTRICT	School District	25.046	60.781	41.20%
20	UPPER YAMPA WATER CONSERVANCY DISTRICT	Water Conservancy	1.82	60.781	3.00%
20	YAMPA VALLEY HOUSING AUTHORITY	Housing Authorities (Municipal)	1	60.781	1.60%

PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2021	\$1,546,900	\$110,610	60.78	\$6,722
2020	\$1,049,660	\$86,860	59.89	\$5,201
2019	\$1,049,660	\$86,860	58.08	\$5,044
2018	\$868,010	\$74,080	56.13	\$4,158
2017	\$868,010	\$74,080	55.54	\$4,114
2016	\$758,970	\$71,820	51.80	\$3,720







