



# Routt County Assessor's Office, Property Search

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R6526752  
26730 COUNTY ROAD 14

**Owner:**  
PRATT, ROBERT W & ERIN D (JT)  
100 DEXTER ST DENVER, CO 80220

Actual Value  
**\$1,000**

### KEY INFORMATION

Account #	R6526752	Parcel #	116100002
Tax Area	52 - *RE3* MID-ROUTT_North of Stagecoach, includes the Blacktail Subdv.		
Neighborhood	-		
Subdivision	DASCHLE SUBD		
Legal Desc	LOT 2 DASCHLE SUBD (LESS ROW .70AC PER REC#696654) TOTAL: 19.30ACS		
Property Use	AGRICULTURAL LAND		
Total Acres	19.3		
Owner	PRATT, ROBERT W & ERIN D (JT)		
Situs Addresses	26730 COUNTY ROAD 14, 26750 COUNTY ROAD 14, 26760 COUNTY ROAD 14		
Total Area SqFt	-		
Business Name	-		

### ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$1,000	\$260
Improvement Value	\$0	\$0
Total Value	\$1,000	\$260
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$260

### PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
NE4 24-4-85	1/1/1900
REC#696654: ROW RE: CR14 WIDENING PROJECT. CHANGED ACREAGE IN TAX ITEMS & MISC LEGAL. DID NOT CHANGE VALUE IN TAX ITEMS. SH	3/18/2010
RESOLUTION #699727, 6/8/10: "THE PARCEL IS A BUILDABLE LOT AS DEFINED IN THE ROUTT COUNTY ZONING RESOLUTION SECTION 2 NUMBER 77."SH	6/18/2010

### LAND DETAILS

**LAND OCCURRENCE 1 - AG LAND**

Property Code	<b>4127 - DRY FARM LAND-AGRIC</b>	Economic Area	<b>10 MILE</b>
Super Neighborhood	<b>131 SOUTH TO YELLOW JACKET P</b>	Neighborhood	<b>10 MILE</b>
Land Code	<b>1000 - LANDCODE</b>	Land Use	<b>DRY FARM A</b>
Zoning	<b>0</b>	Site Access	<b>UNKNOWN</b>
Road	<b>UNKNOWN</b>	Site View	<b>UNKNOWN</b>
Topography	<b>UNKNOWN</b>	Slope	<b>NOT EFFECTED</b>
Wetness	<b>NOT EFFECTED</b>	Water	<b>UNKNOWN</b>
Utilities	<b>UNKNOWN</b>	Sewer	<b>UNKNOWN</b>
Acres	<b>5.00</b>	Description	<b>-</b>

**LAND OCCURRENCE 2 - AG LAND****BUILDINGS****EXTRA FEATURES / OUTBUILDINGS**

No data to display

**SALES HISTORY**

DOC. #	SALE DATE	DEED TYPE	VALIDITY	VERIFIED	SALE PRICE	ADJ. PRICE	TIME ADJ. PRICE	
<b>+</b>	819555	01/15/2021	GENERAL WARRANTY DEED	Unqualified/Valid	Verified	\$269,000	\$269,000	\$269,000
Appraiser Public Remarks			-					
Grantor			RITOTA JR, JOHN P (ACQUIRED TITLE AS JOHN T RITOTA JR) & CATAMOUNT GRAZING LLC					
Grantee			PRATT, ROBERT W & ERIN D (JT)					

<b>+</b>	696654	03/04/2010	WARRANTY DEED	Unqualified/Valid	Unverified	\$16,913	\$16,913	\$15,999
Appraiser Public Remarks			-					
Grantor			RITOTA, JOHN T. JR & THEODORE C.					
Grantee			ROUTT COUNTY, COLORADO					

<b>+</b>	-	11/01/1990	Deeds	Qualified/Valid	Verified	\$52,800	\$52,800	\$52,800
Appraiser Public Remarks			-					
Grantor			-					
Grantee			-					

## TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2021 LEVY BY ENTITY	2021 TAX AREA LEVY	ENTITY % OF TAX BILLS
52	COLORADO RIVER WATER CONSERVANCY	Water Conservancy	0.501	75.516	0.70%
52	OAK CREEK CEMETERY	Cemetery District	0.259	75.516	0.30%
52	ROUTT COUNTY	County	16.991	75.516	22.50%
52	SOUTH ROUTT LIBRARY	Library District	1.037	75.516	1.40%
52	SOUTH ROUTT MEDICAL CENTER SPECIAL DISTRICT	Health Service District (Hospital)	4.095	75.516	5.40%
52	SOUTH ROUTT SCHOOL DISTRICT	School District	42.652	75.516	56.50%
52	STEAMBOAT SPRINGS AREA FIRE PROTECTION DISTRICT	Fire Protection District	8.161	75.516	10.80%
52	UPPER YAMPA WATER CONSERVANCY DISTRICT	Water Conservancy	1.82	75.516	2.40%

## PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2021	\$1,000	\$290	75.52	\$21
2020	\$1,060	\$310	76.68	\$23
2019	\$1,060	\$310	75.14	\$23
2018	\$1,150	\$330	76.85	\$25
2017	\$1,150	\$330	71.70	\$23
2016	\$1,080	\$310	71.34	\$22



