



Routt County Assessor's Office, Property Search

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R6357363 12793 COUNTY ROAD 51B	Owner: SAGE CREEK HOLDINGS, LLC 701 MARKET ST SUITE 700 ST LOUIS, MO 63101-1826	Actual Value \$54,950
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KEY INFORMATION

Account #	R6357363	Parcel #	939191001
Tax Area	35 - *RE1* WEST-ROUTT_roughly a 6-10 mile radius surrounding Hayden		
Neighborhood	WEST - HAYDEN INFLUENCE		
Subdivision	-		
Legal Desc	TRS IN SW4 SEC 17-6-87; N2SE4, SW4SE4, TR IN SE4SE4, PT OF LOT 4 SEC 18-6-87; TRS IN N2 SEC 19-6-87 ALL LYING N'LY OF HAUL ROAD TOTAL: 336 63 AC		
Property Use	RESIDENTIAL SF W/AG		
Total Acres	336.63		
Owner	SAGE CREEK HOLDINGS, LLC		
Situs Addresses	12793 COUNTY ROAD 51B		
Total Area SqFt	990		
Business Name	MESA GRAVEL PIT		

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$24,480	\$6,460
Improvement Value	\$30,470	\$3,720
Total Value	\$54,950	\$10,180
Exempt Value	-	\$0
Adjusted Taxable Total	-	\$10,180

PUBLIC REMARKS

PUBLIC REMARK	PUBLIC REMARK DATE
10/9/14: REC#751792, 9/18/14: SPLIT 848.72 ACRES FROM R6357363/939191001 TO R8179401/939194001. TWO REMAINDERS WERE CREATED AFTER THIS SPLIT: R6357563/939191001 (336. 63 ACS) & R8179404 /939292001 (80 ACS). SH	10/9/2014
MOTHER ACCT FOR NEW SUBD (SUBCODE 2992): CREATED ONE PARCEL SUBD (9.91 ACS, ACCT) FROM THIS ACCT. NO COVS. MAP FILE#14144, REC#747494. CHANGED ACREAGE, VALUE & LEGAL IN THIS ACCT AS THE REMAINDER FROM THE NEW SUBD. SH	4/17/2014
'99 SPLIT 3.224A OFF TO R8162611/940114002 B757P764	1/1/1900
03/05-SPLIT 70.02 AC TO R8169288/939173001 PER DEED #615348. RLE	6/29/2005
10/17/07: ACREAGE CHANGE PER GIS FROM 1365.16ACS TO 1445.16ACS. SF	10/17/2007
10/17/07: SPLIT 74ACS TO R8171825/940131001 & 108ACS RO R8171826/940123001 PER DEED#663393. SF	10/17/2007
3/15/11: UPDATED LEGAL PER DEED 701/2278 & GIS/LM. SAH	3/15/2011

LAND DETAILS

LAND OCCURRENCE 1 - AG LAND

Property Code	4127 - DRY FARM LAND-AGRIC	Economic Area	OUTLYING AREAS
Super Neighborhood	RURAL WEST	Neighborhood	RURAL WEST
Land Code	RURAL WEST	Land Use	DRY FARM A
Zoning	AF	Site Access	YEAR-ROUND
Road	GRAVEL	Site View	GOOD
Topography	HILLY	Slope	MODERATE
Wetness	SLIGHT	Water	PRIVATE
Utilities	PROP AND ELEC	Sewer	PRIVATE
Acres	42.50	Description	-

LAND OCCURRENCE 2 - AG LAND

LAND OCCURRENCE 3 - AG LAND

LAND OCCURRENCE 4 - AG LAND

BUILDINGS

RESIDENTIAL BUILDING DETAILS

RESIDENTIAL IMPRV OCCURRENCE 1

Property Code	4277 - FARM/RANCH RESIDENCE-IMPS	Economic Area	-
Neighborhood	215 - SE HAYDEN INF	Building Type	1 STORY
Super Neighborhood	RURAL WEST	Stories	1
Actual Year Built	1909	Remodel Year	-
Effective Year Built	1909	Architectural Site	PRE-WW2
Grade / Quality	LOW	Frame	WOOD
Basement Type	CRAWL	Garage Capacity	0
Total Rooms	6	Bedrooms	3
Bath Count	0	Kitchen Count	1
Fireplace Count	0	Fireplace Type	-
Roof Style	GABLE	Roof Cover	WOOD SHK
Exterior Condition	UNINHAB	Heating Fuel	UNKNOWN
Heating Type	UNKNOWN	Interior Condition	POOR
Total SQFT	990	Bldg Permit No.	-
Above Grade Liv. SQFT	990	Percent Complete	-
Permit Desc.	-	Functional Obs	-

EXTRA FEATURES / OUTBUILDINGS

FEATURE 1

Description	BARN, D	Actual Year Built	1947
Quality	LOW	Effective Year Built	1947
Condition	POOR	Actual Area	651
Permit No.	-	Percent Complete	-
Permit Desc.	-		

FEATURE 2

SALES HISTORY

No data to display

TAX AUTHORITIES

TAX AREA	TAX AUTHORITY ENTITY	AUTHORITY TYPE	2021 LEVY BY ENTITY	2021 TAX AREA LEVY	ENTITY % OF TAX BILLS
35	COLORADO RIVER WATER CONSERVANCY	Water Conservancy	0.501	71.489	0.70%
35	HAYDEN CEMETERY	Cemetery District	0.371	71.489	0.50%
35	HAYDEN SCHOOL DISTRICT	School District	43.158	71.489	60.40%
35	ROUTT COUNTY	County	16.991	71.489	23.80%
35	SOLANDT MEMORIAL HOSPITAL	Health Service District (Hospital)	0.343	71.489	0.50%
35	UPPER YAMPA WATER CONSERVANCY DISTRICT	Water Conservancy	1.82	71.489	2.50%
35	WEST ROUTT FIRE PROTECTION DISTRICT	Fire Protection District	6.594	71.489	9.20%
35	WEST ROUTT REGIONAL LIBRARY	Library District	1.711	71.489	2.40%

PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2021	\$54,950	\$11,070	71.49	\$791
2020	\$45,080	\$11,160	72.33	\$807
2019	\$45,080	\$11,160	72.54	\$809
2018	\$48,210	\$12,210	72.61	\$886
2017	\$48,210	\$12,210	58.64	\$716
2016	\$46,590	\$11,800	57.00	\$672





