

Property Record Card

Grand County Assessor's Office

**NORTHWEST LAND CO
C/O: MCDOUGAL & CO**

600 JOSEPHINE ST
DENVER, CO 80206-3723

Super Neighborhood 2300 - COMMERCIAL EA3

Account: R095240

BROKEN ARROW
Tax Area: 042 - GRANBY TO
PMESA

Acres: 1.890

Parcel: 1329-313-00-006

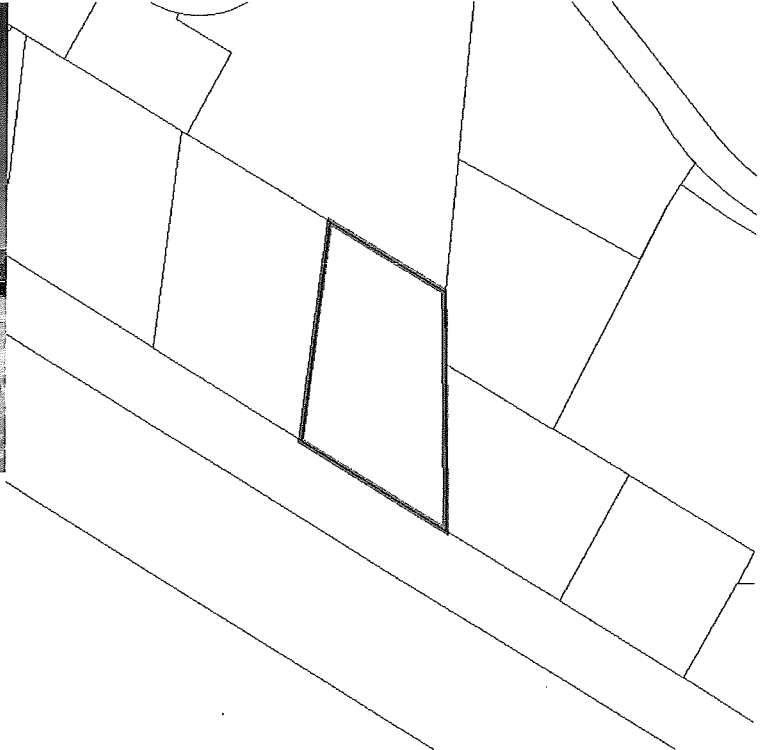
Situs Address:
000843 W AGATE AVE

Value Summary

Value By:	Market	Override
Land (1)	\$143,750	N/A
Land (2)	\$70,150	N/A
Land (3)	\$3,450	N/A
Commercial (1)	\$78,620	N/A
Commercial (2)	\$46,550	N/A
Extra Feature (1)	\$5,140	N/A
Total	\$347,660	\$347,660

Legal Description

Subd: METES & BOUNDS 76 ALL 1.89AC NW4SW4 SEC 31 T2N
R76 DESC B/130 P/258 LSD TO LAWRENCE ANDERSON



Public Remarks

Entry Date	Model	Remark
02/23/2004		BROKEN ARROW MOTEL ANNEXED INTO GRANBY SAN B196 P129 04/09/1973

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
B9301 P2301	12/01/1993	QCD	UI	N	\$147,500	235.70	\$147,500	235.70	\$147,500	235.70

Land Occurrence 1

Property Code	2115 - IMPRVD LODGE LAND	Neighborhood	346017.09 - GRANBY TWN M&B
Use Code	2000 - COMMERCIAL IMPROVED	Land Code	85571 - EA3GCM1-5AC

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Land Occurrence 1

SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land A	1.25							
Total	1.25							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$143,750	115,000.00						

Land Occurrence 2

Property Code	1112 - IMPRVD SINGLE FAMILY LAND			Neighborhood	346017.09 - GRANBY TWN M&B			
Use Code	2000 - COMMERCIAL IMPROVED			Land Code	85571 - EA3GCM1-5AC			
SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land A	0.61							
Total	0.61							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$70,150	115,000.00						

Land Occurrence 3

Property Code	2112 - IMPRVD MERCHANDISING LAND			Neighborhood	346017.09 - GRANBY TWN M&B			
Use Code	2000 - COMMERCIAL IMPROVED			Land Code	85571 - EA3GCM1-5AC			
SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land A	0.03							
Total	0.03							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$3,450	115,000.00						

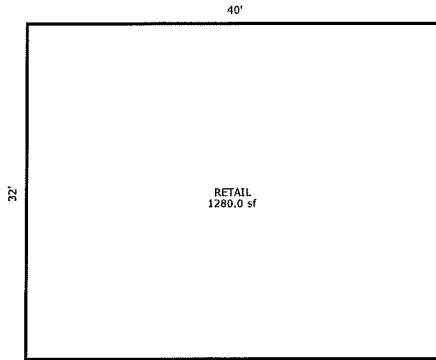
Commercial Occurrence 1

Property Code	2212 - MERCHANDISING BUILDING			Neighborhood	346017.09 - GRANBY TWN M&B			
Use Code	2000 - COMMERCIAL IMPROVED			Building Type	221200 - MERCHANDSNG			
Architectural Style	2 - RETAIL			Exterior Wall	23 - REINF CONC			
Percent	100			Roof Cover	13 - METAL			
Percent	100			Roof Structure	3 - GABLE/HIP			
Interior Wall	5 - DRYWALL			Percent	100			
Floor	3 - CONC			Percent	100			
Heating Fuel	6 - WOOD			Heating Type	26 - WOOD STOVE			
Construction Quality	1 - POOR			Frame	13 - REIN CONC			
Shape	SHAPE3 - RECTANGLE			Stories	1 - STORIES 1.0			
Bedrooms	0			Baths	0.5			
Room Height	0			Actual Year Built	2000			
Effective Year Built	2000			Depreciation	DEP02 - DEP02			
Func Obs	70							
SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
RET - Retail	1280.0	1280.0		1280.0		1280.0	1280.0	
Total	1,280.00	1,280.00		1,280.00		1,280.00	1,280.00	
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$78,620	61.42	61.42	61.42		61.42	61.42	

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Commercial Occurrence 1



Sketch by Appraiser/Staff/5/15/18

Commercial Occurrence 2

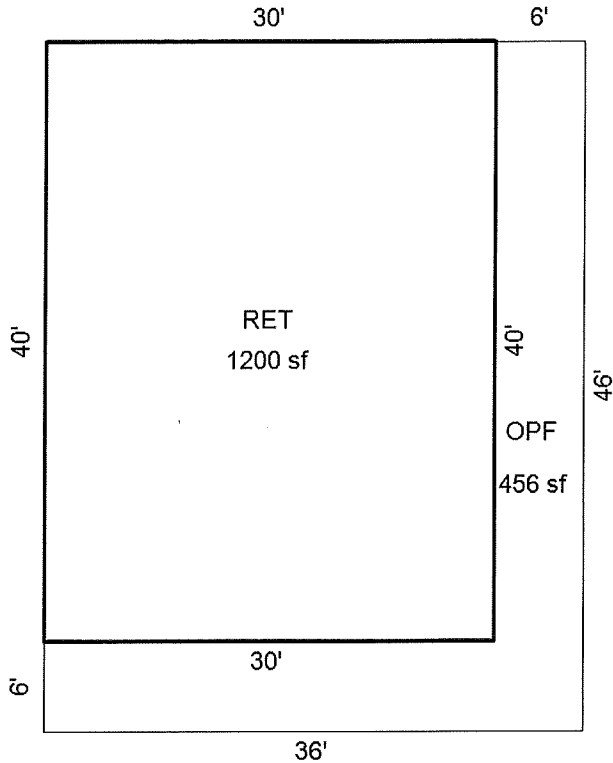
Property Code	2212 - MERCHANDISING BUILDING	Neighborhood	346017.09 - GRANBY TWN M&B
Use Code	2000 - COMMERCIAL IMPROVED	Building Type	221200 - MERCHANDSNG
Architectural Style	2 - RETAIL	Exterior Wall	14 - WD SIDING
Percent	100	Roof Cover	13 - METAL
Percent	100	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percent	100
Floor	20 - AVERAGE	Percent	100
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Construction Quality	3 - FAIR
Frame	2 - WOOD FRME	Shape	SHAPE3 - RECTANGLE
Stories	1 - STORIES 1.0	Baths	0.5
Actual Year Built	2018	Effective Year Built	2018
Depreciation	DEP02 - DEP02	Code	03 - UNDER CONSTRUCTION
Percent	25		

SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
OPF - First Story Open Porch	456.0	159.6						
RET - Retail	1200.0	1200.0		1200.0		1200.0	1200.0	
Total	1,656.00	1,359.60		1,200.00		1,200.00	1,200.00	
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$46,550	28.11	34.24		38.79		38.79	38.79

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Commercial Occurrence 2



Extra Feature Occurrence 1

Property Code	2215 - LODGING BUILDING	Neighborhood	346017.09 - GRANBY TWN M&B
Use Code	2000 - COMMERCIAL IMPROVED	Building Number	1
Effective Year Built	1994	Depreciation	DEP01 - DEP01
XFOB Code	34 - OPEN SHED		

SubArea	ACTUAL	EFFECTIV	FINBSMNT	FOOTPRIN	GARAGE	HEATED	LIVEAREA	UNF_BSMT
		E		T				
Units	1250							
Total	1,250.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$5,140	4.11						

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
1112	IMPRVD SINGLE FAMILY LAND		\$70,150	\$5,050	NA	NA
2112	IMPRVD MERCHANDISING LAND		\$3,450	\$1,000	NA	NA
2115	IMPRVD LODGE LAND		\$143,750	\$41,690	NA	NA
2212	MERCHANDISING BUILDING		\$125,170	\$36,300	NA	NA
2215	LODGING BUILDING		\$5,140	\$1,490	NA	NA

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Abstract Summary

Total	\$347,660	\$85,530	NA	NA
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