

Routt County Assessor
P.O. Box 773210
Steamboat Springs, CO 80477
(970) 870-5544
assessor@co.routt.co.us

Deliver Appeal To:
County Board of Equalization
P.O. Box 773598 - 522 Lincoln Ave.
Steamboat Springs, CO 80477
(970) 879-0108

NOTICE OF DETERMINATION

DATE: 06/17/2019

SCHEDULE NUMBER	REVIEW #	TAX YEAR	TAX AREA	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
R3255538	PR-19-000724	2019	28	PARCEL #: 155900309 UNIT 309 SKI TIME SQUARE CONDO <div style="text-align: right; font-size: 2em; font-weight: bold; opacity: 0.5;">RECEIVED</div> <div style="text-align: right; font-size: 1.2em; font-family: cursive;">7/3/19</div> <div style="text-align: right; font-size: 1.5em; font-family: cursive;">Gordon</div>
PROPERTY OWNER	FRISCHKNECHT, ANTHONY 1284 COLUMBINE ST APT 201 DENVER, CO 80206			

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

RESIDENTIAL - The actual value of residential property is determined solely by consideration of the market approach to appraisal, per § 39-1-103(5)(a), C.R.S.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

PER STATUTE, RESIDENTIAL PROPERTIES MUST BE VALUED BY THE MARKET APPROACH. SALES FROM THE APPROPRIATE TIME PERIOD SUPPORT THE CURRENT VALUATION, AND YOUR APPEAL HAS BEEN DENIED. Per state statute, sales that occurred between July 1, 2016 and June 30, 2018 were used in the valuation. Based on market conditions, all sales that occurred within the 24-month time period were adjusted in order to reflect a June 30, 2018 appraisal date. This results in a time adjusted sale price or TASP. Condominium units are then valued by the TASP / square foot. Your property was purchased during the time period and had a TASP of \$296,302. It was determined that your valuation of \$295,680 is within 1% of the recommended TASP.

Property Owners: This Notice of Determination (NOD) is mailed in two duplicate copies for each property appealed. Should you disagree with the determination made at the Assessor level, you may further your appeal to the County Board of Equalization (CBOE). Please see the backside of this form for detailed information on filing your appeal to the next level. If furthering your appeal, mail or deliver one NOD copy to the CBOE (contact info above) and keep the second NOD copy for your records. The deadline to file is July 15th, 2019.

PROPERTY CLASSIFICATION(S)	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		\$295,680	\$295,680
	\$277,728	\$295,680	\$295,680

By: Gary J. Peterson
COUNTY ASSESSOR

06/17/2019
DATE

APPEAL DEADLINES: REAL PROPERTY - JULY 15, PERSONAL PROPERTY - JULY 20.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a), C.R.S.

APPEAL PROCEDURES

County Board of Equalization hearings will be held from July 1 through August 5.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization, and mail or deliver a copy of both sides of this form to the County Board of Equalization. To preserve your right to appeal, your appeal must be **POSTMARKED OR DELIVERED ON OR BEFORE JULY 15 FOR REAL PROPERTY AND JULY 20 FOR PERSONAL PROPERTY** - after such date, your right to appeal is lost.

NOTIFICATION OF HEARING:

You will be notified of the time and place scheduled for your hearing.

PLEASE REFER TO THE FRONT SIDE OF THIS FORM FOR THE ADDRESS OF YOUR COUNTY BOARD OF EQUALIZATION.

PETITION TO THE COUNTY BOARD OF EQUALIZATION

In the space below, please explain why you disagree with the Assessor's determination.

IN ACCORDANCE WITH 39-8-106(1.5), C.R.S., IF YOUR APPEAL INVOLVES REAL PROPERTY, YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT.

PETITIONER'S ESTIMATE OF VALUE AS OF JUNE 30, 2018: \$ 277,728

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e. comparable sales, rent roll, original installed cost, appraisal, etc.)

Comps based on PSF, Public Record say assessment in 2017 market value increased 10%, 0% in 2018, and jumps to 27% increase in 2019

[Signature]
SIGNATURE OF PETITIONER

06/26/19
DATE

COUNTY BOARD OF EQUALIZATION'S DETERMINATION:

The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board must conclude hearings and render decisions by August 5. 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization, and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 11, 630-2-125(1)(e), C.R.S.

TAXPAYER RIGHTS FOR FURTHER APPEALS:

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within thirty days of the County Board of Equalization's written decision to ONE of the following:

Board of Assessment Appeals (BAA)
1313 Sherman Street, Room 315, Denver, Colorado 80203, (303) 864-7710
www.dola.colorado.gov/baa.

District Court:
Contact the district court in the county where the property is located.
See your local phone book for the address and telephone number.

Arbitration:

For a list of arbitrators, contact the County Commissioners at the address provided on the front side of this form for the County Board of Equalization.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day 39-1-120(3), C.R.S.

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

[Signature]
Signature

3039600123
Telephone Number

06/26/19
Date

*Attach letter of authorization signed by the property owner

1920 Ski Time Square Dr #309, Steamboat Springs, CO 80487, Routt County



2	1,056	N/A	\$295,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
2	1973	CONDO	04/09/2018
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Frischknecht Anthony	Mailing ZIP 4:	3138
Mailing Address:	1284 Columbine St #201	Mailing Carrier Route:	C049
Mailing City & State:	Denver, CO	Owner Occupied:	No
Mailing Zip:	80206		

Location Information

Property Zip:	80487	Census Tract:	7.00
Property Carrier Route:	H084	Neighborhood Code:	Ski Time Square Condo-N127
School District:	Steamboat Springs Re-2	Township:	06
Middle School:	Steamboat Springs	Range:	84
High School:	Steamboat Springs	Section:	22
Subdivision:	Ski Time Square Condo	Lot:	309

Tax Information

PIN:	R3255538	% Improved:	100%
Alternate PIN:	155900309	Tax District:	28
Schedule Number:	R3255538		
Legal Description:	UNIT 309 SKI TIME SQUARE CONDO		

Assessment & Tax

Assessment Year	2018	2017	2016
Market Value - Improved	\$232,320	\$232,320	\$211,200
Market Value - Total	\$232,320	\$232,320	\$211,200
Assessed Value - Improved	\$16,730	\$16,730	\$16,810
Assessed Value - Total	\$16,730	\$16,730	\$16,810
YOY Assessed Change (%)	0%	-0.48%	
YOY Assessed Change (\$)	\$0	-\$80	

Handwritten annotations: 0% ↑ (between 2017 and 2018), 10% ↑ (between 2016 and 2017)

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$764		
2017	\$825	\$60	7.85%
2018	\$835	\$10	1.26%

Characteristics

Land Use - County:	Residential Condominium	MLS Total Baths:	2
Land Use - CoreLogic:	Condominium	Baths - Full:	2
Style:	Condominium	Other Rooms:	Kitchen
Year Built:	1973	Stories:	1
Bldg Sq Ft - Total:	1,056	Fireplace:	Y
Bldg Sq Ft - Finished:	1,056	Fireplaces:	1
Basement Type:	Slab	Heat Fuel Type:	Electric
# Buildings:	1	Heat Type:	Radiant
Total Rooms:	4	Roof Material:	Wood Shake
Bedrooms:	2	Foundation:	Concrete
Baths - Total:	2	Pool:	Pool

Courtesy of Stephanie Shanahan, REcolorado

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 06/26/2019

Page 1 of 3


ROUTT COUNTY ASSESSOR
 GARY PETERSON
 522 LINCOLN AVENUE
 P O BOX 773210
 STEAMBOAT SPRINGS, CO 80477

2019 REAL PROPERTY NOTICE OF VALUATION

TAXPAYER COPY

Phone: (970) 870-5544
 Fax: (970) 870-5461
 Email: assessor@co.routt.co.us
 Website: www.co.routt.co.us
 Office Hours: 8:30am-4:30pm, M-F

DATE: May 1, 2019

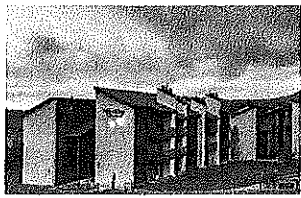
ACCOUNT NUMBER	TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)		
R3255538	2019	28	155900309 UNIT 309 SKI TIME SQUARE CONDO		
PROPERTY OWNER	15965*54**G50**0.576**1/2*****AUTOALL FOR AACD 800 FRISCHKNECHT, ANTHONY 1284 COLUMBINE ST APT 201 DENVER CO 80206-3138				
					
			2018	2019	
CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE	
Residential		232,320	295,680	63,360	
		TOTALS	232,320	295,680	63,360

27% ↑

LAND SIZE	# OF BUILDINGS ON FILE	BUILDING #1 CHARACTERISTICS DISPLAYED
		PROPERTY CHARACTERISTICS Grade/Quality: 30 - AVERAGE Actual Year Built: 1973 Bedrooms: 2 Bath Count: 2 Kitchen Count: 1 Garage Capacity: 0 Interior Condition: 3 - NORMAL Exterior Condition: 4 - NORMAL Living Area: 1056.0 Actual Area: 1056



County	Routt	Locale		Complex Name	
Tax ID	151103210	Taxes	\$735 (2016)	Seller Type	Incorporated
Status	Sold	Status Cond	None Known	Sold Terms	Conventional Zoning
List Date	05/18/17	Orig Price	\$269,000	Concession Amt	\$0 Unit Level
Contract Date	10/05/17	List Price	\$264,000	Concessions	None
Sold Date	11/03/17	Sold Price	\$250,000	CDOM	140 Stories in Unit 1
Approval Conds					
Legal	UNIT 210 BLDG C ROCKIES CONDO				



Water	Public	Rights		View	Mountain View, Valley
Well Usage		Sewer	Public	District	Steamboat Springs
Well Type		Horse Property		Primary Road	Paved Road
Lot Size SqFt		Lot Size Acres		Multiple HOAs	
Site Desc	Near Public Transit, Near				
HOA	Yes / \$667 / Monthly				
Master HOA	Mountain Resorts		970-879-3700		

HOA Includes Cable TV, Clubhouse, Common Area Grounds Maintenance, Community Pool, Exterior Maintenance w/ Roof, Fitness

Builder					
Type	Attached Single Family	Exterior	Stucco, Wood Siding	Fireplaces 1	Gas/Gas Logs Living Room
Style	Condominium	Construction	Frame	Heating Type	Baseboard
Year Built	1972	Constr Details		Fuel Type	Electric
Architecture		Roofing		Cooling	
Characteristics		Flooring	Carpet, Tile Floor	Other HVAC	

Room/Sq Ft Info	Bedrooms	Bathrooms Full & 3/4	Bathrooms 1/2	Total SqFt	Finished SqFt
Above Grade	2	2		1,016	1,016
Basement					0
Total	2	2	0	1,016	1,016

*Room/SqFt info counts may differ from Bed/Bath info totals.

*Above Grade SqFt is assumed to be finished. Basement Finished SqFt is calculated (Finished SqFt-Above SqFt)

Total Spaces 1
Parking Spaces 1 Parking Lot

Bsmt None	Bsmt Type	Bsmt Finished	Subfloor/Foundation Type
Appliances	Dishwasher, Disposal, Microwave Oven, Refrigerator (Kitchen), Stove/Range/Oven		

Interior Features Fully Furnished

Exterior Features Balcony

List Agent	Nick Metzler	Phone	970-870-6425	Mobile	970-846-8811
List Office	COLORADO GROUP REALTY	Email	nick@mybrokers.com		

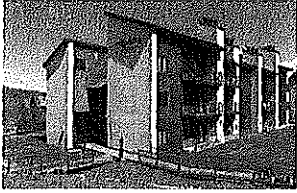
Public Remarks

This 1,016 sf two bedroom/two bath condo at The Rockies is priced to sell at \$259/sf and is ready for updates that suit a new owner's taste and style. Just a short walk and an even shorter drive to the Steamboat Ski Area, this ski town retreat offers a cozy gas fireplace, great nightly rental income opportunities, gorgeous sunset views from the deck overlooking a grassy back lawn, and easy access with very few stairs. The front door is literally just steps from the common area pool and hot tub and is directly across from the clubhouse and laundry area. Hop on the season shuttle to head up to the slopes or to check out downtown Steamboat's shopping, dining, and nightlife. Pets are welcome for owners! Visit www.steamboatskiretreat.com/?mls to find out why this affordable investment opportunity is one not to be missed!

Broker Remarks



County	Routt	Locale	Complex Name		
Tax ID	15110130	Taxes	\$769 (2016)	Seller Type	Incorporated
Status	Sold	Status Cond	None Known	Sold Terms	Conventional Zoning
List Date	08/21/17	Orig Price	\$279,000	Concession Amt	\$1,000 Unit Level
Contract Date	11/10/17	List Price	\$279,000	Concessions	Buyer Closing End Unit
Sold Date	01/24/18	Sold Price	\$279,000	CDOM	81 Stories in Unit 2
Approval Conds	None Known				
Legal	Unit 307, Bldg A, Rockies Condominium				



Water	Public	Rights		View	Mountain View, Valle
Well Usage		Sewer	Public	District	Steamboat Springs i
Well Type		Horse Property		Primary Road	
Lot Size SqFt		Lot Size Acres		Multiple HOAs	
Site Desc	Near Public Transit, Near				
HOA	Yes / \$721 / Monthly				
Master HOA	Mtn Resorts				

HOA Includes Cable TV, Capital Reserves, Clubhouse, Common Area Grounds Maintenance, Community Pool, Exterior Maintenance w/

Builder					
Type	Attached Single Family	Exterior	Stucco, Wood Siding	Fireplaces	1 Firepit, Gas/Ga Living Room
Style	Condominium	Construction		Heating Type	Baseboard
Year Built	1972	Constr Details		Fuel Type	Electric
Architecture		Roofing		Cooling	Ceiling Fan
Characteristics		Flooring	Vinyl/Linoleum	Other HVAC	

Room/Sq Ft Info	Bedrooms	Bathrooms Full & 3/4	Bathrooms 1/2	Total SqFt	Finished SqFt
Above Grade	2	2		1,063	1,063
Basement					0
Total	2	2	0	1,063	1,063

*Room/SqFt info counts may differ from Bed/Bath info.totals.

*Above Grade SqFt is assumed to be finished. Basement Finished SqFt is calculated (Finished SqFt-Above SqFt)

Total Spaces 2
Parking Spaces 2 Parking Lot

Bsmt	None	Bsmt Type		Bsmt Finished		Subfloor/Foundation Type	
Appliances	Dishwasher, Disposal, Microwave Oven, Range Hood, Refrigerator (Kitchen), Smoke Alarm, Stove/Range/Oven, Washer						

Interior Features Vaulted Ceiling

Exterior Features Balcony, Hot Tub/Spa, Lighting, Pool, Private, Sprinkler System

List Agent	CINDY ROGERS	Phone	970-846-3671	Mobile	
List Office	Steamboat Sotheby's International Realty	Email	cindy.rogers@steamboatsir.com		

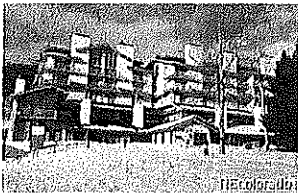
Public Remarks

Nicely updated top floor Rockies with high vaulted ceilings on quieter side of complex. This spacious floor plan features 2 bedrooms, two full baths, large closets with closet organizers, and stackable washer/dryer. Gas fireplace and sunlight pouring in from the sliding glass doors that lead to the large covered balcony revealing views of Emerald Mountain and Sleeping Giant. Stunning sunsets from living room and bedroom. Full bathrooms both upstairs and downstairs, allowing for privacy. The kitchen has stainless appliances, built-in microwave, and recessed lighting that stretches through to the dining area. This unit is great for primary residence or a vacation rental. The Rockies Condominiums are only a five minute walk to the Ski Area and on the free bus route. Amenities include a year-round heated pool, hot tub, sand volleyball court, fire pit area, pergola, fitness room, locked bike room, seasonal shuttle and BBQ area. Pets are allowed for owners!

Broker Remarks



County	Routt	Locale	Mountain	Complex Name	Ski Time Square Condominiums	
Tax ID	R3255538	Taxes	\$764 (2016)	Seller Type	Individual	Incorporated
Status	Sold	Status Cond	Equitable Interest	Sold Terms	Cash	Zoning
List Date	01/16/18	Orig Price	\$295,000	Concession Amt	\$1,000	Unit Level 3
Contract Date	01/26/18	List Price	\$295,000	Concessions	Other	End Unit
Sold Date	04/09/18	Sold Price	\$295,000	CDOM	12	Stories in Unit 2
Approval Conds	None Known					
Legal	UNIT 309 SKI TIME SQUARE CONDO					



Water	Public	Rights		View	Mountain View, Ski /
Well Usage		Sewer	Public	District	Steamboat Springs /
Well Type		Horse Property		Primary Road	Paved Road
Lot Size SqFt		Lot Size Acres		Multiple HOAs	
Site Desc	Near Ski Area				
HOA	Yes / \$7228 / Annual				
Master HOA	Mountain Resorts		970-879-3700		

HOA Includes Cable TV, Common Area Grounds Maintenance, Covered Parking, Gas, Indoor Hot Tub, Insurance, Internet

Builder						
Type	Attached Single Family	Exterior	Stucco, Wood Siding	Fireplaces 1	Gas/Gas Logs	Living Room
Style	Condominium	Construction	Frame	Heating Type	Baseboard	
Year Built	1973	Constr Details		Fuel Type	Electric	
Architecture		Roofing	Composition Shingles	Cooling	None	
Characteristics	Mid Rise (4-7)	Flooring	Carpet	Other HVAC		

Room/Sq Ft Info	Bedrooms	Bathrooms Full & 3/4	Bathrooms 1/2	Total SqFt	Finished SqFt
Above Grade	1	2		1,056	1,056
Basement					0
Total	2	2	0	1,056	1,056

*Room/SqFt info counts may differ from Bed/Bath info totals.

*Above Grade SqFt is assumed to be finished. Basement Finished SqFt is calculated (Finished SqFt-Above SqFt)

Total Spaces 1
Parking Spaces 1 Garage (Detached)

Bsmt None	Bsmt Type	Bsmt Finished	Subfloor/Foundation Type
Appliances	Cook Top, Dishwasher, Freezer, Microwave Oven, Range Hood, Refrigerator (Kitchen)		

Interior Features Hot Tub/Spa

Exterior Features Hot Tub/Spa

List Agent	Christopher Wittemyer	Phone	970-879-8100	Mobile	970-879-8100
List Office	Steamboat Sotheby's International Realty	Email	chris@steamboat4sale.com		

Public Remarks

Great value, extremely convenient. 2 bedroom, 2 bathroom Ski Times Square Condominium located across the street from the slopes of Steamboat. Well maintained and fully furnished, this third floor condo is an outstanding rental, second home or primary place to live. Featuring underground parking, hot tubs, and ski lockers on site. Bonus room provides ample storage for owners bikes, skis, and toys.

Broker Remarks





Stephanie Shanahan
 LIVE URBAN REAL ESTATE
 Stephanie@liveurbancolorado.com
 Ph: 720-299-8155



liveurban
 REAL ESTATE

Property Type: Residential

Status is one of 'Under Contract', 'Sold' Status Contractual Search Date (System) is 01/01/2017 to 06/30/2018 Type is 'Attached Single Family' MLS is 'REcolorado (SSBR)' Total Beds is 2 Total Baths is 2 SqFt Above is 900 to 1200 Year Built is 1965 to 1980

Sold Properties

MLS Number	Address	City	Beds	Baths	SqFt	Abv	Ttl	SqFt	Fin	SqFt	Abv	Ttl	PSF	PSF	PSF	CDOM	Orig Price	List Price	Sold Price	Sold/OLP
2419462	1920 Ski Time Square Dr #309	Steamboat Springs	2	2	1,056	1,056	1,056	1,056	1,056	4/9/2018	279	279	279	279	279	12	295,000	295,000	295,000	100%
S171535	1945 Cornice Rd #Door 2137	Steamboat Springs	2	2	1,063	1,063	1,063	1,063	1,063	1/24/2018	262	262	262	262	262	81	279,000	279,000	279,000	100%
S170798	1945 Cornice Rd #2324	Steamboat Springs	2	2	1,016	1,016	1,016	1,016	1,016	11/3/2017	246	246	246	246	246	140	269,000	264,000	250,000	93%
Count: 3					Averages:	1,045	1,045	1,045	1,045	1,045	\$ 263	\$ 263	\$ 263	\$ 263	\$ 263	78	\$281,000	\$279,333	\$274,667	98%
Sold Price:					High	\$ 250,000	Low	\$ 279,000	Median	\$ 279,000										

Report Totals

SqFt	SqFt	SqFt	PSF	PSF	PSF	CDOM	Orig Price	List Price	Sold Price	Sold/OLP
Abv	Ttl	Fin	Abv	Ttl	Fin	78	\$281,000	\$279,333	\$274,667	98%
1,045	1,045	1,045	\$ 263	\$ 263	\$ 263	78	\$281,000	\$279,333	\$274,667	98%

\$263 PSF x 1056 sq ft = \$ 277,728