



Historic Preservation Commission (HPC) Agenda
Tuesday August 23, 2022
Work Session – 5:00 PM
Regular Session – 6:00 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/83694883934>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 836 9488 3934**

Please note: all virtual participants are muted. In order to be called upon and unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. WORK SESSION

1.1 100 Block Site Visit – *HPC and the public to meet at Town Hall at 5:00 PM to start the meeting and then travel to the 100 Block for a walking tour.*

2. CALL TO ORDER – 6:00 PM

3. ROLL CALL & PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA *Opportunity for amendment or deletions to the agenda.*

5. DECLARATION OF CONFLICTS OF INTEREST

6. APPROVAL OF MINUTES

6.1 August 9, 2022

7. PUBLIC COMMENT *Citizens are invited to comment on any item not on the regular*

Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.

8. **SPECIAL PRESENTATIONS** *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC Secretary.*
9. **HPC COMMENTS**
10. **BUSINESS ITEMS** *Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.*
11. **DISCUSSION / DIRECTION ITEMS**
 - 11.1 Tutorial with Dr. Lindsey Flewelling
 - 11.2 100 Block Audit
 - 11.3 HPC Applications/Forms (the paperwork)
 - 11.4 Application Form Simulator
12. **STAFF REPORTS**
 - 12.1 162 Main Street
 - 12.2 922 Main Street – Public Notice
 - 12.3 542 Main Street – Public Notice
 - 12.4 100 Block Design Guidelines
 - 12.5 Ordinance 14 – Series 2022
13. **FUTURE AGENDA ITEMS**
14. **ADJOURN**



**Historic Preservation Commission (HPC) Official Minutes
Tuesday August 9, 2022 – 5:30 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO**

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82045549049>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 820 4554 9049**

Please note: all virtual participants are muted. In order to be called upon and unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 5:30 PM

HPC Chair Ken Halliday called the meeting to order at 5:30 pm.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at roll call: HPC Chair Ken Halliday, HPC Vice Chair Larry Stone, and HPC members Tracy Andersen, and Kelly Toon.

Staff Members Present: Town Manager Michelle Metteer and Planner I Madison Harris.

Note: HPC member Kenneth Howell was excused absent.

3. APPROVAL OF AGENDA Opportunity for amendment or deletions to the agenda.

Ken H. would like to add an item to clarify the scope of work that the HPC is undertaking.

Motion by Larry S., second by Tracy A., to approve the agenda as amended. Motion passed 4-0.

4. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

5. APPROVAL OF MINUTES

5.1 July 26, 2022

Motion by Larry S., second by Tracy A., to approve the minutes of July 26, 2022 as

presented. Motion passed 4-0.

6. **PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.*

No public comment.

7. **SPECIAL PRESENTATIONS** *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC Secretary.*

8. **HPC COMMENTS**

Kelly T. visited Red Stone which has a lot of historical significance. Would like to investigate more how the town has accomplished all that they have.

9. **BUSINESS ITEMS** *Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.*

No business items.

10. **DISCUSSION / DIRECTION ITEMS**

Note: Kenneth H. has joined via zoom at 5:46 pm.

10.1 2005 Historic Photo Survey

Michelle M. introduced the topic. This survey is a very basic, and staff is seeking direction from the HPC on researching costs/grants of completing an official in-depth survey or a Historic Preservation Plan.

Kelly T. would like to send out a 1 page document to everyone in Town and ask them to fill out everything they know about their house. Add that to the photo survey and Bill Burnett's book, and this should be an economical way of accomplishing this.

Note: Kenneth H. joined in person at 5:54 pm.

Tracy A. clarified that this should only go to structures over 75 years old, and that this would need a champion.

Larry S. would like to have in any survey, a question of whether people would want to nominate their property voluntarily.

Kenneth H. would like to focus on bringing the vibrancy of these stories to life. Would like to have story telling sessions hosted by a couple of HPC members.

Ken H. thinks it is important to interview "old-timers", but doesn't know what we would do with it. Wary of going directly to the property owners, but would like to get the idea of what the community wants.

- Kelly T. said there was a brief survey done in either 2003 or 2005 about the

community's favorite and least favorite buildings.

Larry S. suggested that HPC's goal be added to the next newsletter.

- Kenneth H. proposed that we add an agenda item to the next meeting about crafting a couple of sentences putting the goal together.

Kelly T. suggested that there be a place on our website to add stories.

Ken H. asked if HPC needed any outside help.

- Michelle M. stated that Dr. Lindsey Flewelling with History Colorado would be a good initial resource.
- Ken H. suggested that she be here for the walk through of the 100 Block, and that each HPC member come up with 3 questions for Dr. Flewelling to send to her beforehand.

Direction to staff was to have a test session with Dr. Flewelling and send her the questions that HPC comes up with by August 16, 2022, craft a blurb for the newsletter, and look into stories to be submitted via the website. Start the tour at 5:00 pm.

10.2 HPC Applications/Forms (the paperwork)

Ken H. like Buena Vista's Nomination form though after Section 2, our form would need to be different. Sec. 3 would need to be replaced with our eligibility requirements, and Sec. 4 would be why they are nominating.

Kenneth H. likes the 2nd page of Gunnison's nomination form, and likes the fillable format of Brush's.

Larry S. liked the simplicity of filling forms online and checking off items.

Tracy A. liked drop down boxes with notes at the end.

Kelly T. didn't like requiring a notary seal for an application

- Michelle M. stated that she would check what the legal requirements were.

Ken H. wants to open the application with Purpose and Intent statements.

- Everyone agreed with this.

Kenneth H. asked about an Owner Consent Form

Madison H. read Sec. 19-4-10(3)

Kenneth H. suggested an advisement before nomination that the applicant should talk to the property owner.

Larry S. suggested a nudge.

Direction given to staff was to draft a simpler form with a purpose and intent section, having eligibility requirements be checked boxes, and a notes section for reasoning why the property should be designated historic. Something similar should be done for the

Certificate of Appropriateness as well. In the interim, until an official form is adopted, we should use Erie's form.

10.3 Application Form Simulator – Table to August 23

10.4 HPC's Scope of Work

Ken H. wanted to point out that the HPC's mandate is for the entire town.

- Michelle M. clarified what the HPC's responsibilities are based on the code.

11. **STAFF REPORTS**

11.1 162 Main Street – Public Notice

The property owner of 162 Main Street recently applied for a building permit to replace seven windows and enlarge two of the seven.

As required in Sec. 19-9-10 of the Minturn Municipal Code, the actual age of the structure was determined. The structure was originally built in 1898, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on August 1, so any nomination must be applied for by August 15 otherwise it will be understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process for Design Review and building permit.

12. **FUTURE AGENDA ITEMS**

12.1 100 Block Site Visit – Starting at 5

12.2 Audit of 100 Block

12.3 Draft Forms

12.4 Form Simulator

13. **ADJOURN**

Motion by Larry S., second by Tracy A., to adjourn the HPC meeting of August 9, 2022 at 7:48 pm. Motion passed 5-0.

Ken Halliday, HPC Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: August 23, 2022
Agenda Item: Tutorial From Dr. Lindsey Flewelling

REQUEST:

Discuss with Dr. Lindsey Flewelling with History Colorado best practices and how to implement historic designation.

INTRODUCTION:

At the meeting on August 9, 2022, the HPC requested that Dr. Flewelling attend this meeting to answer questions and better inform the HPC on how to implement the task they are given.

ANALYSIS:

It will be beneficial for HPC to discuss with Dr. Flewelling as she has much knowledge in this field.

COMMUNITY INPUT:

Ongoing

BUDGET / STAFF IMPACT:

N/A

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD,
STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

RECOMMENDED ACTION OR PROPOSED MOTION:

Information only.

ATTACHMENTS:

None



To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: August 23, 2022
Agenda Item: 100 Block Audit

REQUEST:

Review the property record cards pulled from the Eagle County Assessor’s site for the 100 Block. Of the 35 lots 20 have structures that are older than 75 years old.

INTRODUCTION:

As requested by the HPC, staff pulled the property record cards for all of the parcels in the 100 Block in order for the HPC to conduct an audit on the age of the buildings in that area.

ANALYSIS:

Of the 35 parcels that property record cards were pulled for, 20 of those parcels have at least 1 structure older than 75 years.

COMMUNITY INPUT: Ongoing and encouraged

BUDGET / STAFF IMPACT:

TBD.

STRATEGIC PLAN ALIGNMENT:

[PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT](#)

[SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”](#)

RECOMMENDED ACTION OR PROPOSED MOTION:

Information only. Direction may be given by the HPC to staff should they choose to do so.

ATTACHMENTS:

- Property record cards for all of the parcels in the 100 Block

Property Record Card

Eagle

**SANDERS, FRANK G., JR -
HANSON, AUDREY**

PO BOX 245
MINTURN, CO 81645-0245

Account: R002070

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.052

Parcel: 2103-263-07-007

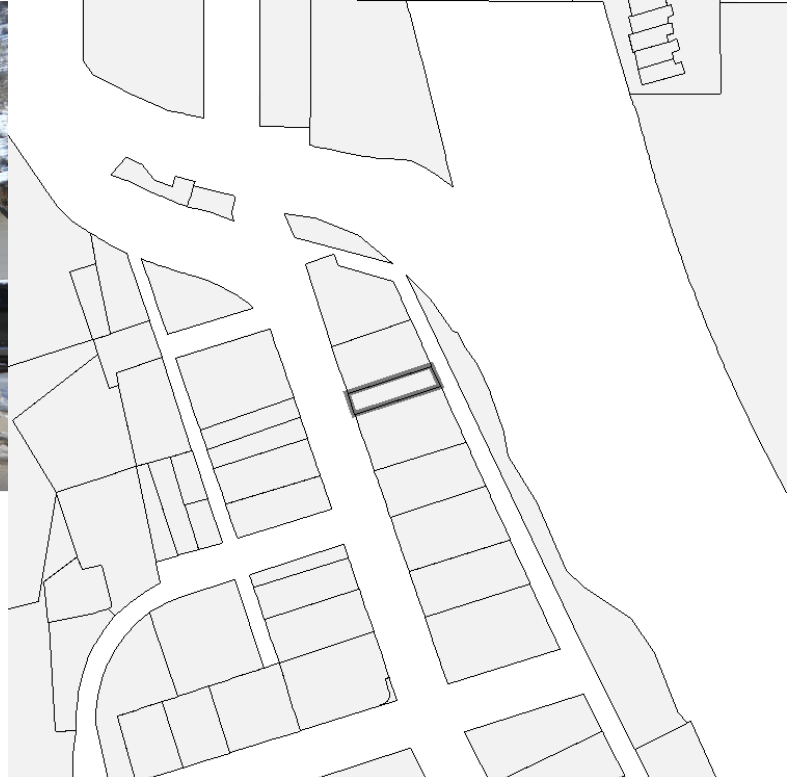
Situs Address:
000142 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$186,750	N/A
Single Family Residence (1)	\$210,060	N/A
Total	\$396,810	\$396,810

Legal Description

Subdivision: BOOCO Block: C Lot: 6
 BK-0114 PG-0436 WD 11-01-34
 BK-0177 PG-0125 WD 07-08-63
 BK-0552 PG-0610 BSD 04-10-91
 BK-0577 PG-0639 BSD 04-14-92
 R896621 QCD 11-03-04



Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.052		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2265			
Total	2,265.00			
	Value	Rate	Rate	Rate
	\$186,750	82.45		

Single Family Residence Occurrence 1

Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK

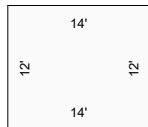
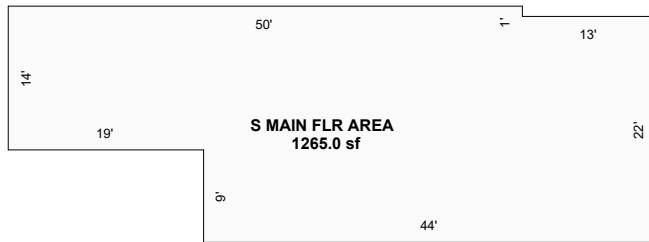
Property Record Card

Eagle

Single Family Residence Occurrence 1

Building Type	121200 - SFR	Arch Style	AVE
Exterior Wall	8 - WD SID LOW	Percentage	1 - 1 STORY
Roof Cover	6 - ASP SHINGL	Roof Structure	100.0
Interior Wall	5 - DRYWALL	Percentage	3 - GABLE/HIP
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	100.0
Heating Fuel	3 - GAS	Heating Type	20.0 80.0
Air Conditioning	1 - NONE	Actual Year Built	14 - WL/FLR FRN
Bedrooms	3	Bathrooms	1897
Construction Quality	3 - FAIR	Effective Year Built	1
Fixtures	5	Rooms	1965
Units	1	Units	6
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1
Use Code	1000 - RESIDENTIAL		1 - STORIES 1.0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1265	1265	1265	1265
SPC	168	17		168
Total	1,433.00	1,282.00	1,265.00	1,433.00
	Value	Rate	Rate	Rate
	\$210,060	146.59	163.85	166.06



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$186,750	\$12,980	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$210,060	\$14,600	NA	NA

Property Record Card

Eagle

Abstract Summary

Total	\$396,810	\$27,580	NA	NA
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Property Record Card

Eagle

**LOVATO, BILLIE JEAN &
JAMES PAUL**

Account: R002120

Parcel: 2103-263-11-005

PO BOX 336
MINTURN, CO 81645-0336

Tax Area: 024 - MINTURN (TOWN)
- 024

Situs Address:
50 TOLEDO AVE
MINTURN AREA, 0

Acres: 0.129

Value Summary

Value By:	Market	Override
Land (1)	\$253,440	N/A
Single Family Residence (1)	\$142,380	N/A
Single Family Residence (2)	\$203,730	N/A
Total	\$599,550	\$599,550

Legal Description

Subdivision: BOOCO Block: D Lot: 4 THRU:- Lot: 6
BK-0177 PG-0573 WD 02-13-64
R647835 WD 02-23-98



Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.129	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5619			
Total	5,619.00			
	Value	Rate	Rate	Rate
	\$253,440	45.10		

Single Family Residence Occurrence 1

Abstract Code	1212 - SINGLE FAM.RES-	Percentage	100.0
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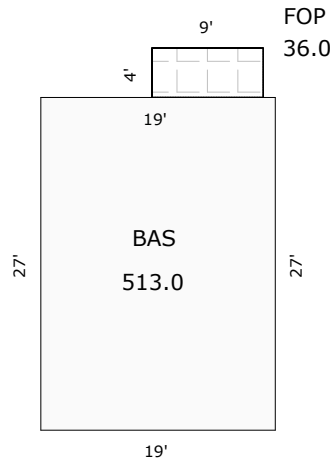
Property Record Card

Eagle

Single Family Residence Occurrence 1

Use Code	IMPROVEMTS 1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	25 - ASPH.SIDE	Percentage	100.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	6 - WOOD	Heating Type	2 - CONVECTION
Air Conditioning	1 - NONE	Actual Year Built	1900
Bedrooms	2	Bathrooms	1
Construction Quality	1 - V.POOR	Effective Year Built	1940
Fixtures	5	Rooms	4
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	513.0	513.0	513.0	513.0
FOP	36.0	10.8		36.0
Total	549.00	523.80	513.00	549.00
	Value	Rate	Rate	Rate
	\$142,380	259.34	271.82	277.54



Sketch by Apex Medina™

Single Family Residence Occurrence 2

Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK

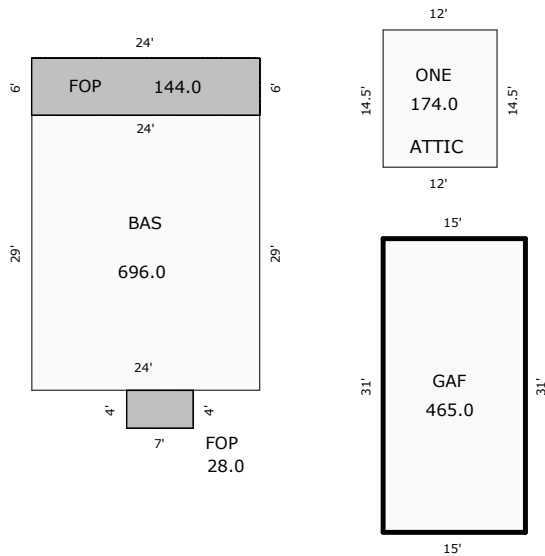
Property Record Card

Eagle

Single Family Residence Occurrence 2

Building Type	121200 - SFR	Arch Style	AVE
Exterior Wall	29 - LOG < 9"	Percentage	2 - 1 1/2 STY
Roof Cover	6 - ASP SHINGL	Roof Structure	100.0
Interior Wall	5 - DRYWALL	Percentage	3 - GABLE/HIP
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	100.0
Heating Fuel	3 - GAS	Percentage	20.0
Air Conditioning	1 - NONE	Heating Type	80.0
Bedrooms	3	Actual Year Built	3 - FORCED AIR
Construction Quality	1 - V.POOR	Bathrooms	1938
Fixtures	5	Effective Year Built	1
Units	1	Rooms	1938
Super Neighborhood	300 - MINTURN / REDCLIFF	Units	6
Use Code	1000 - RESIDENTIAL	Stories	1
		Garage	1 - STORIES 1.0
			1.5 - GARAGE 351-500

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	696.0	696.0	696.0	696.0
FOP	172.0	51.6		172.0
GAF	465.0			465.0
ONE	174.0	174.0	174.0	174.0
Total	1,507.00	921.60	870.00	1,507.00
	Value	Rate	Rate	Rate
	\$203,730	135.19	221.06	234.17



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
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Property Record Card

Eagle

Abstract Summary

1112	SINGLE FAM.RES.-LAND	\$253,440	\$17,610	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$346,110	\$24,050	NA	NA
Total		\$599,550	\$41,660	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R002170

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.057

Parcel: 2103-263-10-002

Situs Address:
000141 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$79,690	N/A
Commercial (1)	\$66,940	N/A
Total	\$146,630	\$146,630

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 5
BK-0279 PG-0206 QCD 11-30-78



Public Remarks

Entry Date	Model	Remark
07/22/2004	Commercial Occurrence 1	CUISINE CAFE & CATERING, CUSTOM EMBROIDERY, AND MILHOAN STUDIO WHICH IS IN THE ALLEY

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	3.67	\$339,929	43.14	\$339,929	43.14

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.057	Location Adjustment	125

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2500			

Property Record Card

Eagle

Land Occurrence 1

Total		2,500.00			
	Value	Rate	Rate	Rate	Rate
	\$79,690	31.88			

Commercial Occurrence 1

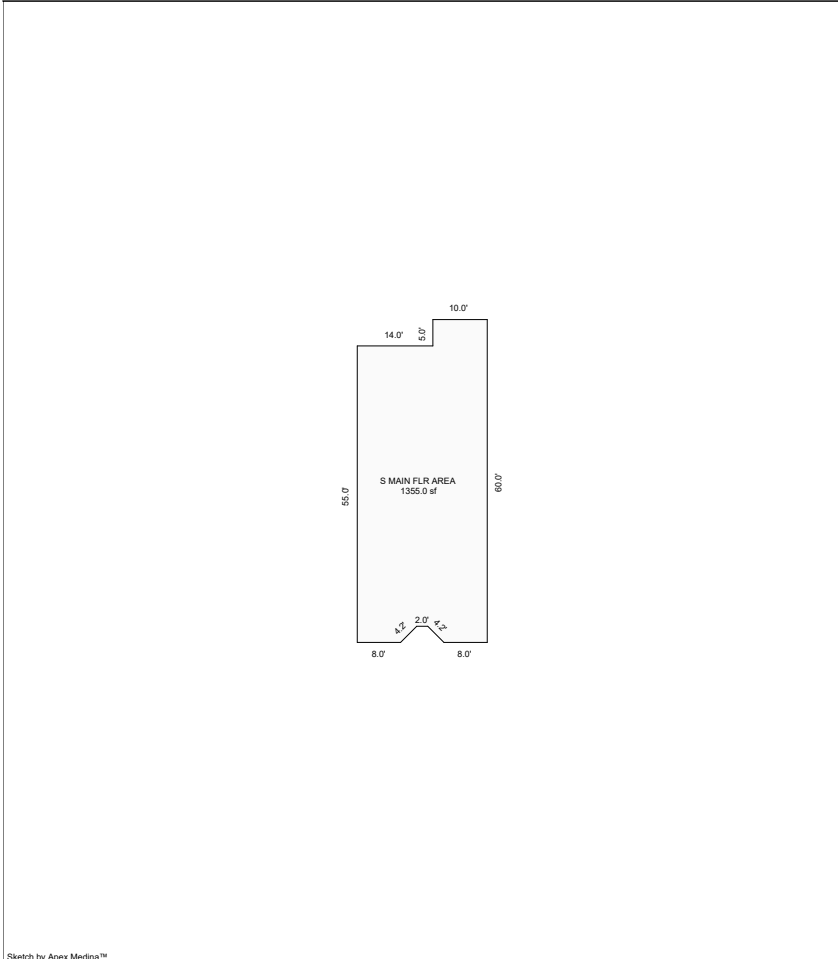
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	45 - RESTAURANT
Exterior Wall	17 - BLK STUCCO	Percentage	100.0
Roof Structure	1 - FLAT	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	5 - ASPH TILE
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	1 - NONE
Actual Year Built	1920	Bedrooms	0
Bathrooms	2	Construction Quality	3 - FAIR
Effective Year Built	1950	Fixtures	8
Rooms	2	Units	1
Bathrooms	2	Bedrooms	0
Actual Year Built	1920	Effective Year Built	1950
Special Code	9 - COVID ADJ	Units	1
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1355	1355	1355	1355
FM1				
Total	1,355.00	1,355.00	1,355.00	1,355.00
	Value	Rate	Rate	Rate
	\$66,940	49.40	49.40	49.40

Property Record Card

Eagle

Commercial Occurrence 1



Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$79,690	\$23,110	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$66,940	\$19,410	NA	NA
Total		\$146,630	\$42,520	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R002180

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.037

Parcel: 2103-263-11-003

Situs Address:
000161 NELSON AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$38,400	N/A
Total	\$38,400	\$38,400

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: C Lot: 1 PT OF BK-0363 PG-0322 QCD 05-26-81



Public Remarks

Entry Date	Model	Remark
01/04/2007	Land Occurrence 1	PARKING FOR MOUNTAIN PEDALER

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	0.96	\$4,000,000	0.96	\$4,000,000	0.96

Land Occurrence 1

Abstract Code	0200 - VACANT COM LOTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.037	Zoning	13 - COMM
Physical Adjustment	80		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1600			
Total	1,600.00			

Property Record Card

Eagle

Land Occurrence 1

Value	Rate	Rate	Rate	Rate
\$38,400	24.00			

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0200	VACANT COM LOTS	\$38,400	\$11,140	NA	NA
Total		\$38,400	\$11,140	NA	NA

Property Record Card

Eagle

**DEAD DRIFT
DEVELOPMENT LLC**

PO BOX 6320
VAIL, CO 81658-6320

Account: R002520

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.024

Parcel: 2103-263-09-002

Situs Address:
106 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$33,920	N/A
Commercial (1)	\$378,430	N/A
Total	\$412,350	\$412,350

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: A Lot: 3 AND:
- Lot: 4 PT OF & PT OF AREA TO NORTH OF LOT 4
BK-0376 PG-0166 QCD 01-06-84
BK-0380 PG-0101 QCD 02-10-84
R736928 WD 08-14-00
R901939 QCD 12-27-04



Public Remarks

Entry Date	Model	Remark
01/10/2013	Commercial Occurrence 1	WESTON SNOWBOARDS RETAIL SHOP -RTK
	Commercial Occurrence 1	COWBOY'S & INDIANS

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201802832	02/14/2018	SWD	QV	Y	\$650,000	63.44	\$650,000	63.44	\$650,000	63.44
201211117	05/30/2012	WD	QV	Y	\$225,000	183.27	\$225,000	183.27	\$225,000	183.27
910835	03/30/2005	WD	QV	Y	\$450,000	91.63	\$450,000	91.63	\$450,000	91.63

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL

Property Record Card

Eagle

Land Occurrence 1

Size	1064	Zoning	13 - COMM
Location Adjustment	125		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1064			
Total	1,064.00			
	Value	Rate	Rate	Rate
	\$33,920	31.88		

Commercial Occurrence 1

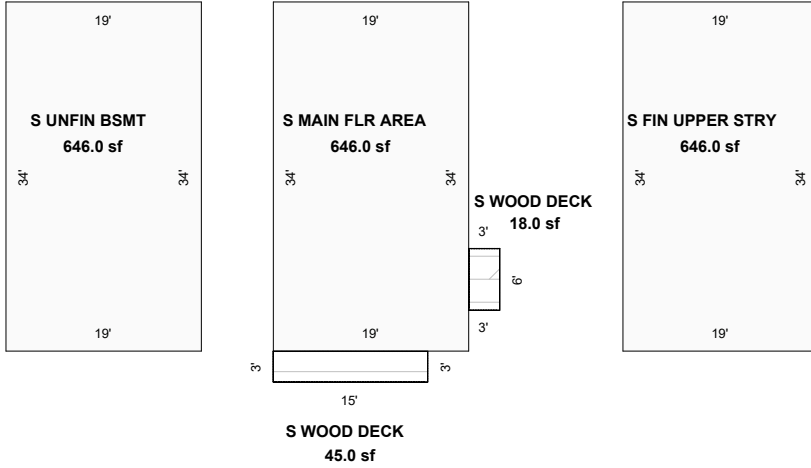
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	16 - FRM STUCCO	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	14 - CARPET INV
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	2 - CONVECTION	Air Conditioning	1 - NONE
Actual Year Built	1914	Bedrooms	0
Bathrooms	1	Construction Quality	5 - GOOD
Effective Year Built	2005	Fixtures	2
Rooms	1	Units	1
Bathrooms	1	Bedrooms	0
Actual Year Built	1914	Effective Year Built	2005
Economic Obsolescence	125	Special Code	9 - COVID ADJ
Units	1	Stories	1.5 - STORIES 1.5
Use Code	2000 - COMMERCIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	646.0	646.0	646.0	646.0
FAT	646	388	646	646
FMI				
UBM	646.0	161.5		
WDD	63.0	3.2		63.0
Total	2,001.00	1,198.70	1,292.00	1,355.00
	Value	Rate	Rate	Rate
	\$378,430	189.12	315.70	292.90
			292.90	279.28

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$33,920	\$9,840	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$378,430	\$109,740	NA	NA
Total		\$412,350	\$119,580	NA	NA

Property Record Card

Eagle

172 MAIN LLC

1670 TIMBER LN
BOULDER, CO 80304-0486

Account: R002550

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.131

Parcel: 2103-263-07-002

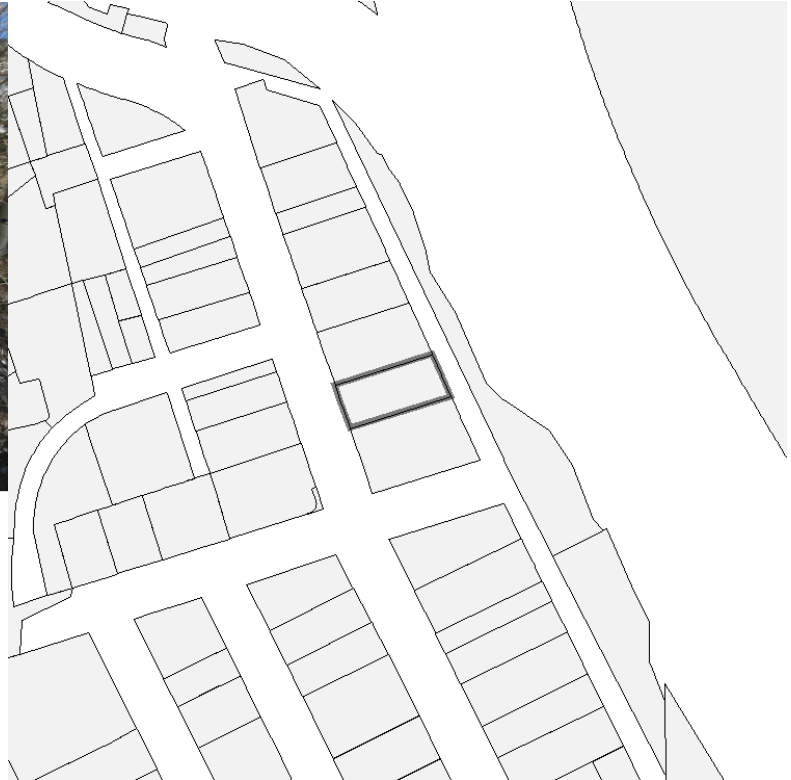
Situs Address:
000172 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$254,600	N/A
Single Family Residence (1)	\$182,600	\$84,460
Extra Feature (1)	\$340	N/A
Extra Feature (2)	\$600	N/A
Total	\$438,140	\$340,000

Legal Description

Subdivision: BOOCO Block: C Lot: 14 AND:- Lot: 15
 BK-0667 PG-0743 QCD 05-19-95
 BK-0674 PG-0428 QCD 05-19-95
 BK-0674 PG-0699 QCD 08-25-95
 BK-0685 PG-0951 QCD 01-09-95
 BK-0685 PG-0952 QCD 01-09-95
 BK-0692 PG-0486 QCD 04-05-96
 R832269 QCD 04-24-03



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201003865	03/01/2010	WD	QV	Y	\$350,000	97.14	\$345,000	98.55	\$345,000	98.55
891469	09/16/2004	WD	QV	Y	\$375,000	90.67	\$375,000	90.67	\$375,000	90.67

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.131	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5706			
Total	5,706.00			

Property Record Card

Eagle

Land Occurrence 1

Value	Rate	Rate	Rate	Rate
\$254,600	44.62			

Single Family Residence Occurrence 1

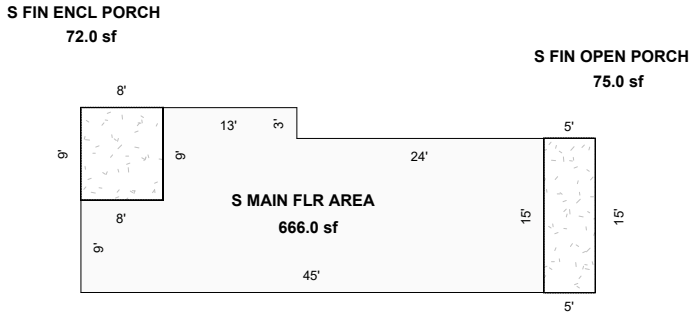
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	26 - AL/VNL SID	Percentage	100
Roof Cover	2 - ROLL COMP	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	14 - WL/FLR FRN
Air Conditioning	1 - NONE	Actual Year Built	1904
Bedrooms	2	Bathrooms	1
Construction Quality	2 - POOR	Effective Year Built	1950
Fixtures	5	Rooms	4
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	666	666	666	666
FEP	72	36	72	72
FOP	75	23		75
Total	813.00	725.00	738.00	813.00
	Value	Rate	Rate	Rate
	\$84,460	103.89	116.50	114.44

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Medina™

Extra Feature Occurrence 1

XFOB Code	200 - WOOD STV A	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$340	340.00		

Extra Feature Occurrence 2

XFOB Code	103 - SHED F	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	140			
Total	140.00			
	Value	Rate	Rate	Rate
	\$600	4.29		

Abstract Summary

Code	Classification	Actual Value	Taxable	Actual	Taxable
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Property Record Card

Eagle

Abstract Summary

			Value	Override	Override
1112	SINGLE FAM.RES.-LAND	\$254,600	\$17,690	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$183,540	\$12,760	\$85,400	\$5,940
Total		\$438,140	\$30,450	\$340,000	\$23,630

Property Record Card

Eagle

**STONE, LARRY D., JR -
ROHR, JANE C.**

Account: R002670

Parcel: 2103-263-07-005

PO BOX 563
MINTURN, CO 81645-0563

Tax Area: 024 - MINTURN (TOWN)
- 024

Situs Address:
156 MAIN ST
MINTURN AREA, 0

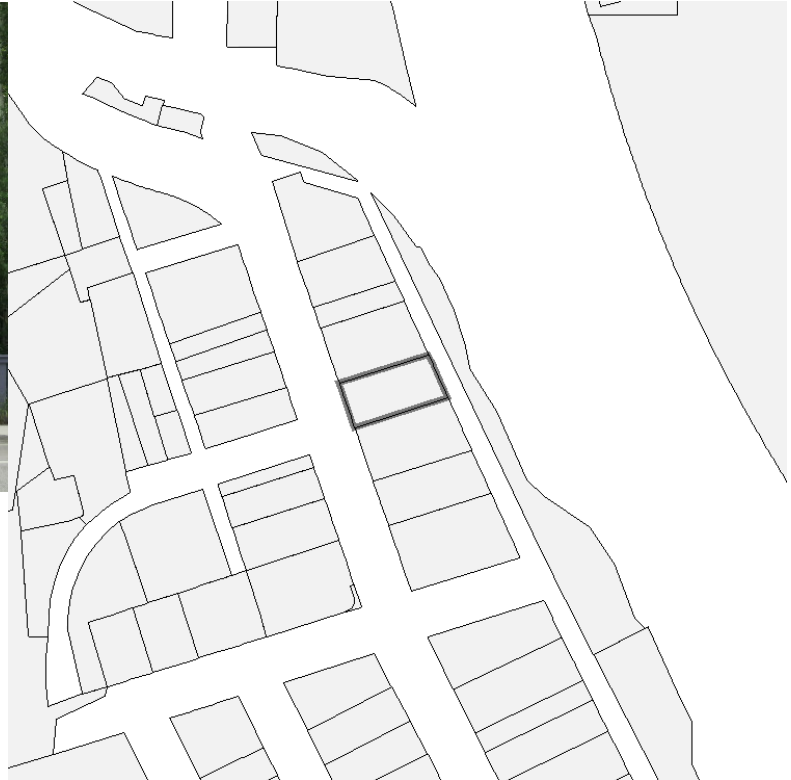
Acres: 0.116

Value Summary

Value By:	Market	Override
Land (1)	\$242,620	N/A
Single Family Residence (1)	\$779,410	N/A
Extra Feature (1)	\$1,110	N/A
Total	\$1,023,140	\$1,023,140

Legal Description

Subdivision: BOOCO Block: C Lot: 9, Subdivision: BOOCO Block:
C Lot: 10 AND:- Lot: 11 PART OF PART OF



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
202209845	05/26/2022	WD	QV	Y	\$1,500,000	68.21	\$1,500,000	68.21	\$1,500,000	68.21

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.116	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5053			
Total	5,053.00			
	Value	Rate	Rate	Rate

Property Record Card

Eagle

Land Occurrence 1

\$242,620 48.02

Single Family Residence Occurrence 1

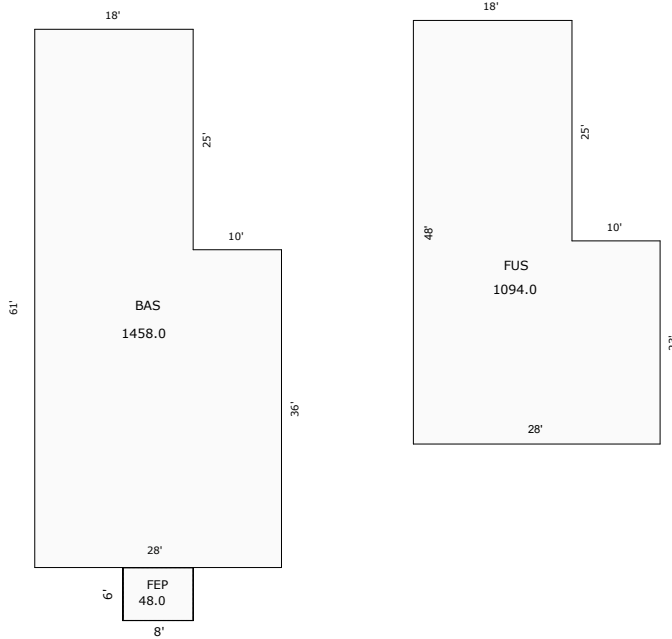
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	2 - HARDBOARD	Percentage	100.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	14 - WL/FLR FRN
Air Conditioning	1 - NONE	Actual Year Built	1997
Bedrooms	3	Bathrooms	1
Construction Quality	4 - AVERAGE	Effective Year Built	2000
Fixtures	5	Rooms	6
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1458.0	1458.0	1458.0	1458.0
FEP	48.0	24.0	48.0	48.0
FUS	1094.0	1094.0	1094.0	1094.0
Total	2,600.00	2,576.00	2,600.00	2,600.00
	Value	Rate	Rate	Rate
	\$779,410	299.77	302.57	299.77

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Medina™

Extra Feature Occurrence 1

XFOB Code	105 - SHED G	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	100			
Total	100.00			
	Value	Rate	Rate	Rate
	\$1,110	11.10		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$242,620	\$16,860	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$780,520	\$54,250	NA	NA
Total		\$1,023,140	\$71,110	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R002680

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.051

Parcel: 2103-263-10-009

Situs Address:
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$56,100	N/A
Commercial (1)	\$87,960	N/A
Total	\$144,060	\$144,060

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 4 PT OF BK-0363 PG-0322 QCD 05-26-81



Public Remarks

Entry Date	Model	Remark
	Commercial Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	3.60	\$375,302	38.39	\$375,302	38.39

Land Occurrence 1

Abstract Code	2130 - SPEC.PURPOSE-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.114		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2200			

Property Record Card

Eagle

Land Occurrence 1

Total		2,200.00			
	Value	Rate	Rate	Rate	Rate
	\$56,100	25.50			

Commercial Occurrence 1

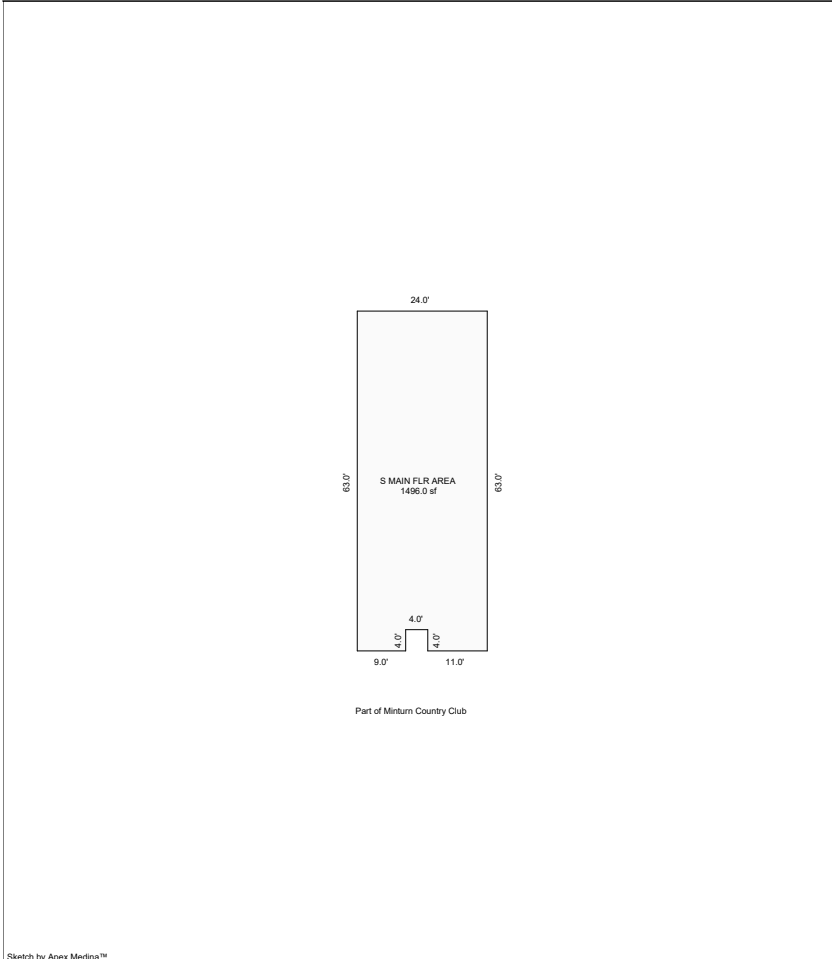
Abstract Code	2230 - SPEC.PURPOSE-IMPROVEMENTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	223000 - SPEC PURPOS	Arch Style	45 - RESTAURANT
Exterior Wall	17 - BLK STUCCO	Percentage	100.0
Roof Structure	1 - FLAT	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	5 - ASPH TILE
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	1 - NONE
Actual Year Built	1920	Bedrooms	0
Bathrooms	1	Construction Quality	3 - FAIR
Effective Year Built	1956	Fixtures	4
Rooms	2	Units	1
Bathrooms	1	Bedrooms	0
Actual Year Built	1920	Effective Year Built	1956
Special Code	9 - COVID ADJ	Units	1
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL
Garage	0 - NO GARAGE		

	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1496	1496	1496	1496
FS1				
Total	1,496.00	1,496.00	1,496.00	1,496.00
	Value	Rate	Rate	Rate
	\$87,960	58.80	58.80	58.80

Property Record Card

Eagle

Commercial Occurrence 1



Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2130	SPEC.PURPOSE-LAND	\$56,100	\$16,270	NA	NA
2230	SPEC.PURPOSE-IMPROVEMENTS	\$87,960	\$25,510	NA	NA
Total		\$144,060	\$41,780	NA	NA

Property Record Card

Eagle

SULLIVAN, THOMAS S. & CATHERINE

PO BOX 820
MINTURN, CO 81645-0820

Account: R002870

Tax Area: 024 - MINTURN (TOWN) - 024

Acres: 0.042

Parcel: 2103-263-10-007

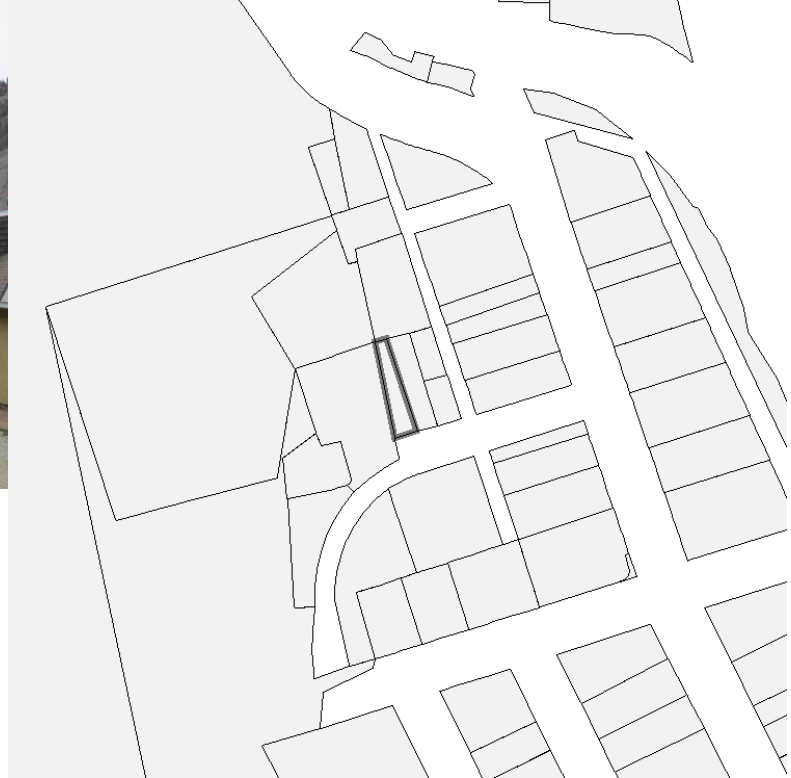
Situs Address:
117 NELSON AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$97,630	N/A
Total	\$97,630	\$97,630

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 11
 BK-0166 PG-0479 WD 01-03-63
 BK-0255 PG-0712 QCD 05-17-77
 BK-0526 PG-0848 LET 01-11-90
 BK-0527 PG-0807 PRD 04-16-90



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M200719075	07/09/2007	WD	UI	Y	\$650,000	15.02	\$650,000	15.02	\$650,000	15.02

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.042	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1830			
Total	1,830.00			
	Value	Rate	Rate	Rate
	\$97,630	53.35		

Property Record Card

Eagle

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$97,630	\$6,790	NA	NA
Total		\$97,630	\$6,790	NA	NA

Property Record Card

Eagle

**DRISCOLL, KRISTA
MARIE - SCHOW, DEVIN
CHRISTOPHER
SCHOFIELD**

Account: R002880
Tax Area: 024 - MINTURN (TOWN)
- 024
Acres: 0.057

Parcel: 2103-263-10-006
Situs Address:
115 NELSON AVE
MINTURN AREA, 0

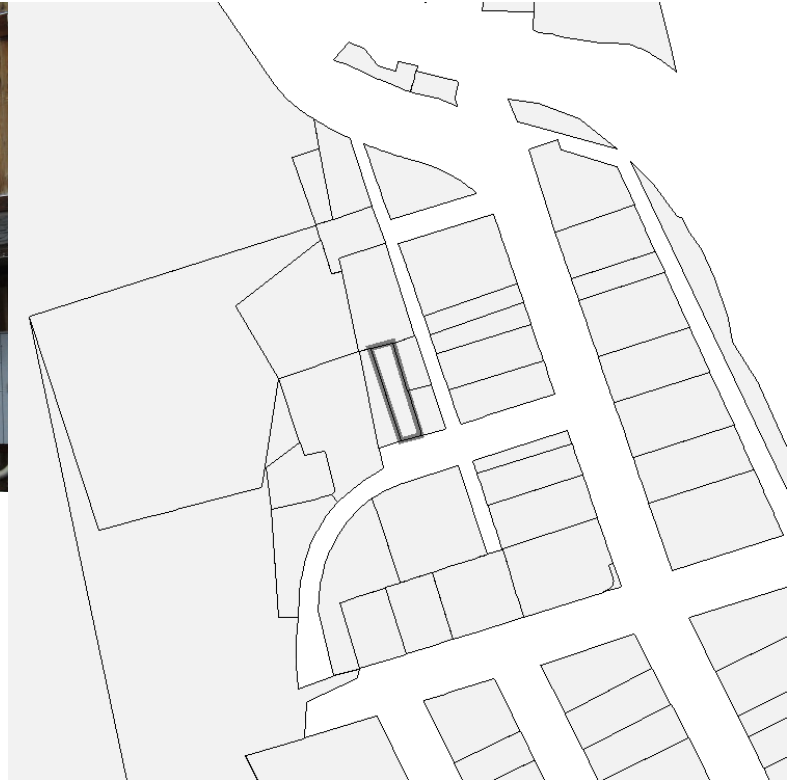
PO BOX 3704
VAIL, CO 81658-3704

Value Summary

Value By:	Market	Override
Land (1)	\$132,470	N/A
Single Family Residence (1)	\$438,480	N/A
Total	\$570,950	\$570,950

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 10
BK-0255 PG-0712 QCD 05-26-77
BK-0523 PG-0202 DC 02-16-90
BK-0527 PG-0807 PRD 04-16-90



Public Remarks

Entry Date	Model	Remark
	Single Family Residence Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
202008060	05/28/2020	WD	QV	Y	\$575,000	99.30	\$575,000	99.30	\$583,625	97.83
M200719075	07/09/2007	WD	UI	Y	\$650,000	87.84	\$650,000	87.84	\$650,000	87.84

Land Occurrence 1

Abstract Code	Percentage
1112 - SINGLE FAM.RES.-LAND	100.0

Property Record Card

Eagle

Land Occurrence 1

Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.057	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2483			
Total	2,483.00			
	Value	Rate	Rate	Rate
	\$132,470	53.35		

Single Family Residence Occurrence 1

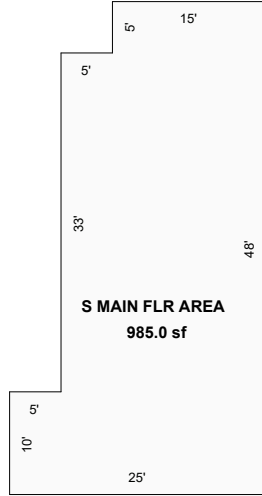
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	16 - FR STUCCO	Percentage	100.0
Roof Cover	2 - ROLL COMP	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1937
Bedrooms	4	Bathrooms	2
Construction Quality	3 - FAIR	Effective Year Built	1990
Fixtures	10	Rooms	6
Units	2	Units	2
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	985	985	985	985
Total	985.00	985.00	985.00	985.00
	Value	Rate	Rate	Rate
	\$438,480	445.16	445.16	445.16

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$132,470	\$9,210	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$438,480	\$30,470	NA	NA
Total		\$570,950	\$39,680	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003060

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.115

Parcel: 2103-263-11-001

Situs Address:
000171 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$127,500	N/A
Commercial (1)	\$34,070	N/A
Total	\$161,570	\$161,570

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: C Lot: 3 AND:
- Lot: 4
BK-0363 PG-0318 QCD 10-03-79



Public Remarks

Entry Date	Model	Remark
01/04/2007	Commercial Occurrence 1	COLORADO MATTRESS

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	4.04	\$301,044	53.67	\$301,044	53.67

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.115	Zoning	13 - COMM

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5000			

Property Record Card

Eagle

Land Occurrence 1

Total		5,000.00			
	Value	Rate	Rate	Rate	Rate
	\$127,500	25.50			

Commercial Occurrence 1

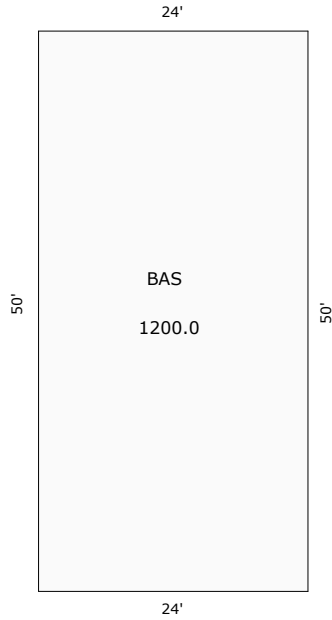
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	11 - MINIMUM
Percentage	100.0	Floor Cover	9 - PINE WOOD
Percentage	100.0	Heating Fuel	6 - WOOD
Heating Type	16 - STOVE	Air Conditioning	1 - NONE
Actual Year Built	1918	Bedrooms	0
Bathrooms	0	Construction Quality	3 - FAIR
Effective Year Built	1960	Fixtures	0
Rooms	1	Units	1
Bathrooms	0	Bedrooms	0
Actual Year Built	1918	Effective Year Built	1960
Functional Obsolescence	30	Special Code	9 - COVID ADJ
Units	1	Stories	1 - STORIES 1.0
Use Code	2000 - COMMERCIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1200.0	1200.0	1200.0	1200.0
FMI				
Total	1,200.00	1,200.00	1,200.00	1,200.00
	Value	Rate	Rate	Rate
	\$34,070	28.39	28.39	28.39

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$127,500	\$36,980	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$34,070	\$9,880	NA	NA
Total		\$161,570	\$46,860	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003160

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.086

Parcel: 2103-263-10-004

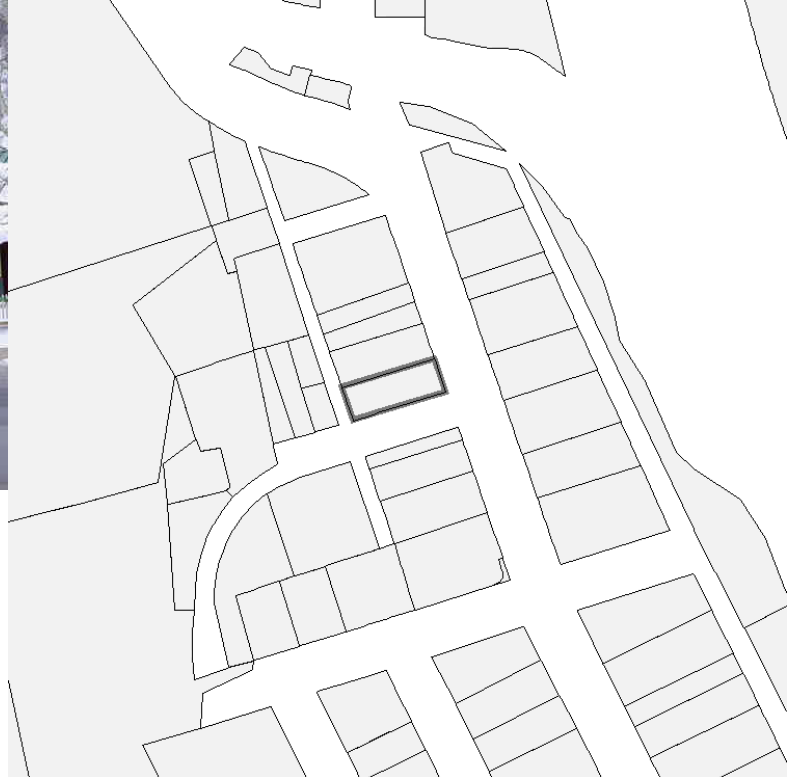
Situs Address:
000155 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$95,630	N/A
Commercial (1)	\$50,650	N/A
Total	\$146,280	\$146,280

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 7 AND:
- Lot: 8 S1/2 OF
BK-0332 PG-0619 QCD 11-13-81
BK-0363 PG-0320 QCD 12-30-81



Public Remarks

Entry Date	Model	Remark
01/04/2007	Commercial Occurrence 1	ANTIQUE ACCENTS

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	3.66	\$233,560	62.63	\$233,560	62.63

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.086	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3750			

Property Record Card

Eagle

Land Occurrence 1

Total		3,750.00			
	Value	Rate	Rate	Rate	Rate
	\$95,630	25.50			

Commercial Occurrence 1

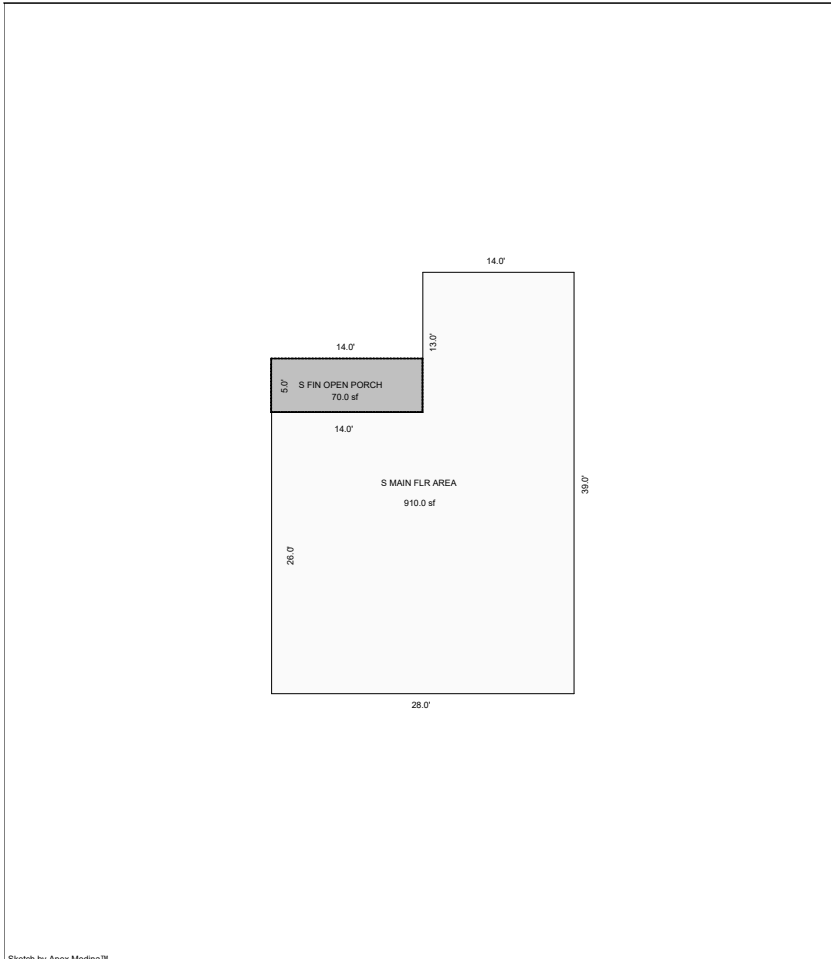
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	3 - PLASTER
Percentage	100.0	Floor Cover	8 - VINYL 14 - CARPET INV
Percentage	20.0 80.0	Heating Fuel	3 - GAS
Heating Type	2 - CONVECTION	Air Conditioning	1 - NONE
Actual Year Built	1914	Bedrooms	0
Bathrooms	1	Construction Quality	4 - AVERAGE
Effective Year Built	1940	Fixtures	4
Rooms	6	Units	1
Bathrooms	1	Bedrooms	0
Actual Year Built	1914	Effective Year Built	1940
Economic Obsolescence	60	Functional Obsolescence	75
Special Code	9 - COVID ADJ	Units	1
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL

	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FM1				
FOP	70	21		70
RET	910	910	910	910
Total	980.00	931.00	910.00	980.00
	Value	Rate	Rate	Rate
	\$50,650	51.68	54.40	55.66
			55.66	51.68

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$95,630	\$27,730	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$50,650	\$14,690	NA	NA
Total		\$146,280	\$42,420	NA	NA

Property Record Card

Eagle

**STONE, LARRY D., JR -
ROHR, JANE C.**

PO BOX 563
MINTURN, CO 81645-0563

Account: R003170

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.136

Parcel: 2103-263-07-006

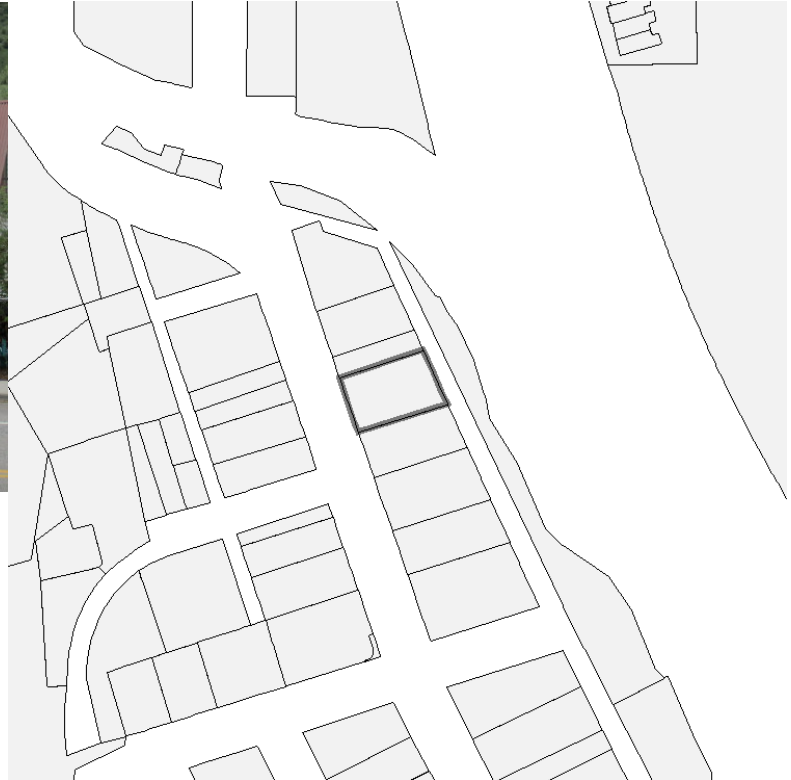
Situs Address:
152 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$255,710	N/A
Single Family Residence (1)	\$361,080	N/A
Extra Feature (1)	\$570	N/A
Total	\$617,360	\$617,360

Legal Description

Subdivision: BOOCO Block: C Lot: 7 THRU:- Lot: 9 1/2 OF
 BK-0212 PG-0826 WD 05-10-68
 BK-0212 PG-0827 WD 05-10-68
 BK-0212 PG-0828 WD 05-22-68
 BK-0574 PG-0503 DC 08-22-91



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
899967	12/06/2004	WD	QV	Y	\$410,000	150.58	\$410,000	150.58	\$410,000	150.58

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.136		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5924			
Total	5,924.00			
	Value	Rate	Rate	Rate

Property Record Card

Eagle

Land Occurrence 1

\$255,710 43.17

Single Family Residence Occurrence 1

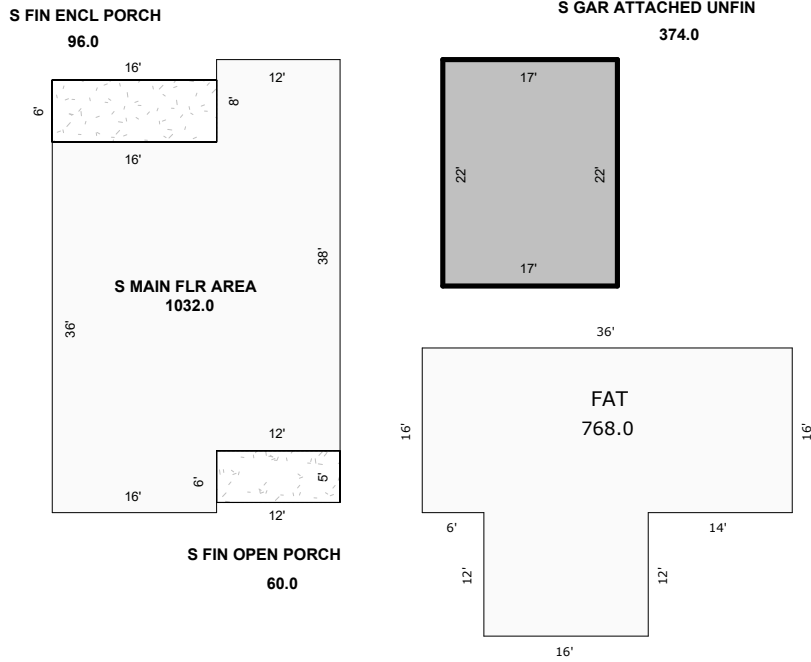
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	2 - 1 1/2 STY
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Cover	5 - METAL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	14 - WL/FLR FRN
Air Conditioning	1 - NONE	Actual Year Built	1881
Bedrooms	4	Bathrooms	1
Construction Quality	3 - FAIR	Effective Year Built	1970
Fixtures	6	Rooms	8
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1.5 - STORIES 1.5
Use Code	1000 - RESIDENTIAL	Garage	1.5 - GARAGE 351-500

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1032.0	1032.0	1032.0	1032.0
FAT	768.0	345.6	768.0	768.0
FEP	96.0	48.0	96.0	96.0
FOP	60.0	18.0		60.0
GAU	374.0			374.0
Total	2,330.00	1,443.60	1,896.00	2,330.00
	Value	Rate	Rate	Rate
	\$361,080	154.97	250.12	190.44

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Medina™

Extra Feature Occurrence 1

XFOB Code	103 - SHED F	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	204			
Total	204.00			
	Value	Rate	Rate	Rate
	\$570	2.79		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$255,710	\$17,770	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$361,650	\$25,130	NA	NA
Total		\$617,360	\$42,900	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003250

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.078

Parcel: 2103-263-11-002

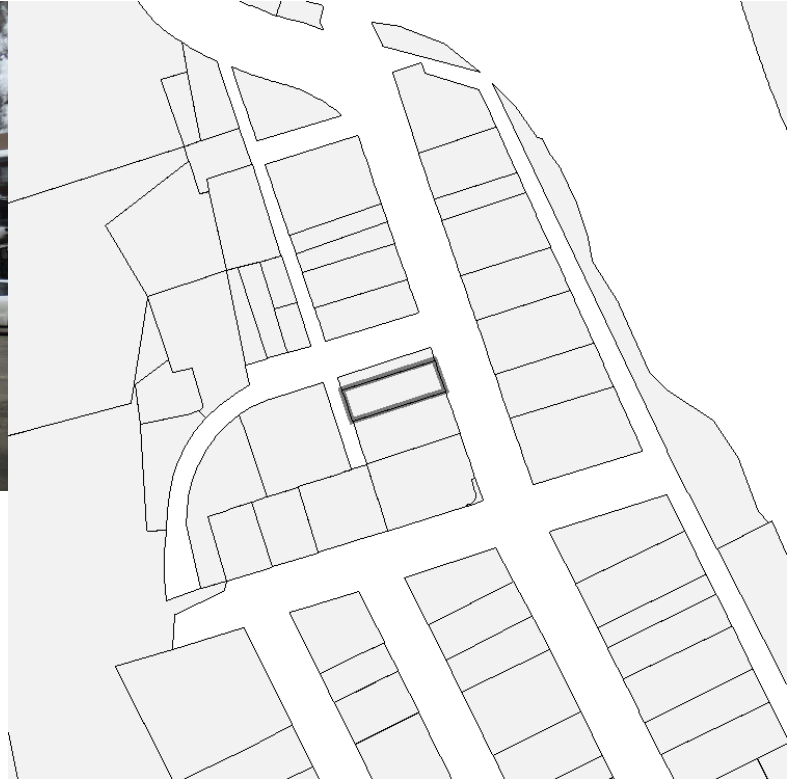
Situs Address:
161 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$86,700	N/A
Total	\$86,700	\$86,700

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: C Lot: 1 AND:
- Lot: 2 PT OF
BK-0235 PG-0908 QCD 08-02-74



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	2.17	\$264,919	32.73	\$264,919	32.73

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.078	Zoning	13 - COMM

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3400			
Total	3,400.00			
	Value	Rate	Rate	Rate
	\$86,700	25.50		

Abstract Summary

Code	Classification	Actual Value	Taxable	Actual	Taxable
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Property Record Card

Eagle

Abstract Summary

			Value	Override	Override
2112	MERCHANDISING-LAND	\$86,700	\$25,140	NA	NA
Total		\$86,700	\$25,140	NA	NA

Property Record Card

Eagle

151 MAIN STREET LLC

10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161-7499

Account: R003370

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.117

Parcel: 2103-263-10-003

Situs Address:
000151 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$130,050	N/A
Commercial (1)	\$168,000	N/A
Total	\$298,050	\$298,050

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 6 AND:
- Lot: 7 AND:- Lot: 9 N1/2 PART OF
BK-0212 PG-0237 WD 04-08-46
BK-0212 PG-0236 QCD 02-16-68
BK-0224 PG-0365 WD 05-24-72
BK-0224 PG-0367 WD 05-24-72
BK-0266 PG-0091 WD 01-15-78
BK-0362 PG-0819 QCD 10-03-79



Public Remarks

Entry Date	Model	Remark
03/31/2004	Commercial Occurrence 1	DETAILS

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
202105302	02/26/2021	WD	QV	Y	\$613,000	48.62	\$613,000	48.62	\$613,000	48.62
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	7.45	\$264,116	112.85	\$264,116	112.85

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.117	Zoning	1 - R1

Property Record Card

Eagle

Land Occurrence 1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5100			
Total	5,100.00			
	Value	Rate	Rate	Rate
	\$130,050	25.50		

Commercial Occurrence 1

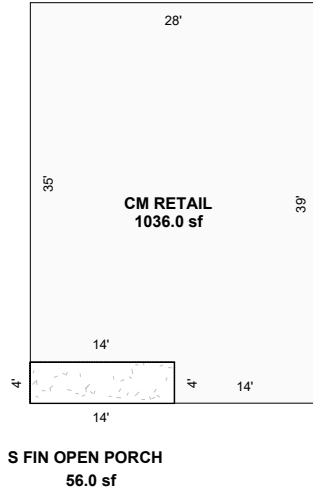
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	3 - PLASTER
Percentage	100.0	Floor Cover	8 - VINYL 14 - CARPET INV
Percentage	20.0 80.0	Heating Fuel	3 - GAS
Heating Type	2 - CONVECTION	Air Conditioning	1 - NONE
Actual Year Built	1917	Bedrooms	0
Bathrooms	1	Construction Quality	4 - AVERAGE
Effective Year Built	1980	Fixtures	5
Rooms	6	Units	1
Bathrooms	1	Bedrooms	0
Actual Year Built	1917	Effective Year Built	1980
Special Code	9 - COVID ADJ	Units	1
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL
Garage	0 - NO GARAGE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FM1				
FOP	56	17		56
RET	1036	1036	1036	1036
Total	1,092.00	1,053.00	1,036.00	1,092.00
	Value	Rate	Rate	Rate
	\$168,000	153.85	159.54	162.16

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$130,050	\$37,710	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$168,000	\$48,720	NA	NA
Total		\$298,050	\$86,430	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003520

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.179

Parcel: 2103-263-10-001

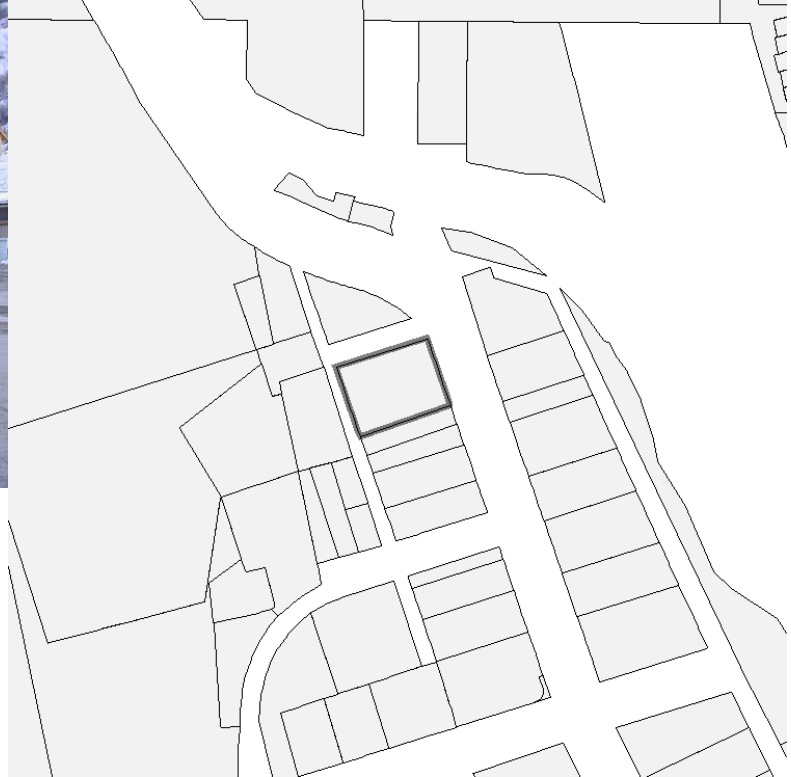
Situs Address:
000121 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$198,900	N/A
Commercial (1)	\$124,240	N/A
Total	\$323,140	\$323,140

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 1
THRU:- Lot: 4 PT OF
BK-0362 PG-0818 QCD 10-03-79



Public Remarks

Entry Date	Model	Remark
	Commercial Occurrence 1	MINTURN COUNTRY CLUB

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	8.08	\$717,238	45.05	\$717,238	45.05

Land Occurrence 1

Abstract Code	2130 - SPEC.PURPOSE-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.179		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	7800			

Property Record Card

Eagle

Land Occurrence 1

Total		7,800.00			
	Value	Rate	Rate	Rate	Rate
	\$198,900	25.50			

Commercial Occurrence 1

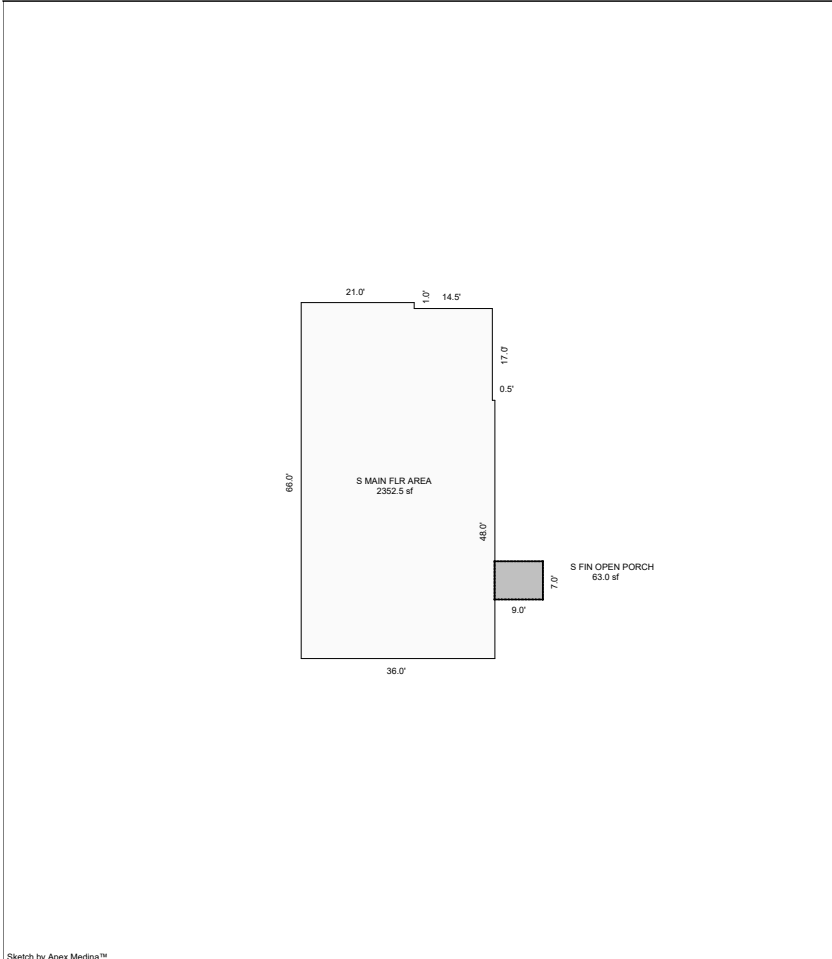
Abstract Code	2230 - SPEC.PURPOSE-IMPROVEMENTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	223000 - SPEC PURPOS	Arch Style	45 - RESTAURANT
Exterior Wall	16 - FRM STUCCO	Percentage	100.0
Roof Structure	4 - WOOD TRUSS	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	5 - ASPH TILE
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	4 - ROOF TOP
Actual Year Built	1910	Bedrooms	0
Bathrooms	2	Construction Quality	4 - AVERAGE
Effective Year Built	1980	Fixtures	9
Rooms	2	Units	1
Bathrooms	2	Bedrooms	0
Actual Year Built	1910	Effective Year Built	1980
Economic Obsolescence	60	Special Code	9 - COVID ADJ
Units	1	Stories	1 - STORIES 1.0
Use Code	2000 - COMMERCIAL	Garage	0 - NO GARAGE

	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2859	2859	2859	2859
FS1				
Total	2,859.00	2,859.00	2,859.00	2,859.00
	Value	Rate	Rate	Rate
	\$124,240	43.46	43.46	43.46

Property Record Card

Eagle

Commercial Occurrence 1



Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2130	SPEC.PURPOSE-LAND	\$198,900	\$57,680	NA	NA
2230	SPEC.PURPOSE-IMPROVEMENTS	\$124,240	\$36,030	NA	NA
Total		\$323,140	\$93,710	NA	NA

Property Record Card

Eagle

ONT MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003650

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.028

Parcel: 2103-263-09-003

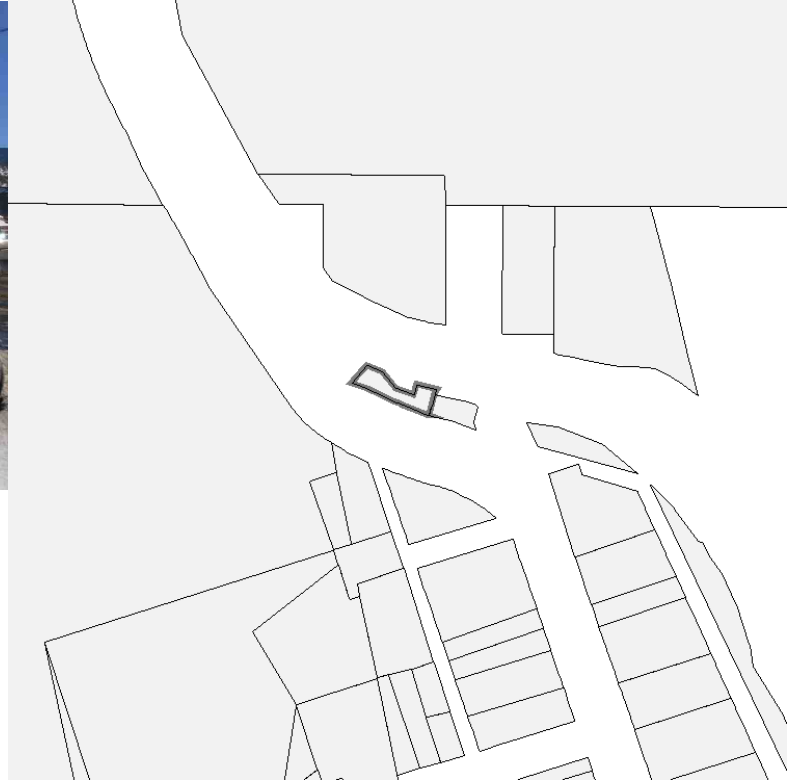
Situs Address:
100 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$14,440	N/A
Total	\$14,440	\$14,440

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: A Lot: 3 AND:-
Lot: 4 PT OF
BK-0132 PG-0467 WD 03-14-47
BK-0225 PG-0370 QCD 09-11-72
BK-0122 PG-0105 QCD 05-24-37
BK-0301 PG-0857 QCD 04-11-80



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723150	11/30/2017	SWD	UV	Y	\$740,000	1.95	\$740,000	1.95	\$740,000	1.95

Land Occurrence 1

Abstract Code	0200 - VACANT COM LOTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.028	Zoning	1 - R1
Physical Adjustment	40		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1203			
Total	1,203.00			
	Value	Rate	Rate	Rate
	\$14,440	12.00		

Property Record Card

Eagle

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0200	VACANT COM LOTS	\$14,440	\$4,190	NA	NA
Total		\$14,440	\$4,190	NA	NA

Property Record Card

Eagle

ONT MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003670

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.124

Parcel: 2103-263-07-010

Situs Address:
102 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$98,320	N/A
Land (2)	\$83,310	N/A
Single Family Residence (1)	\$423,240	N/A
Commercial (1)	\$360,480	N/A
Total	\$965,350	\$965,350

Legal Description

Subdivision: BOOCO Block: C Lot: 1 THRU:- Lot: 3, PT OF, TOGETHER WITH 100 SQ FT OF VACATED EAGLE ST BK-0363 PG-0321 QCD 10-03-79 R899588 EAS 12-03-04



Public Remarks

Entry Date	Model	Remark
	Commercial Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723150	11/30/2017	SWD	UV	Y	\$740,000	130.45	\$740,000	130.45	\$740,000	130.45

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.049		

Property Record Card

Eagle

Land Occurrence 1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2134			
Total	2,134.00			
	Value	Rate	Rate	Rate
	\$98,320	46.07		

Land Occurrence 2

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	3267		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3267			
Total	3,267.00			
	Value	Rate	Rate	Rate
	\$83,310	25.50		

Single Family Residence Occurrence 1

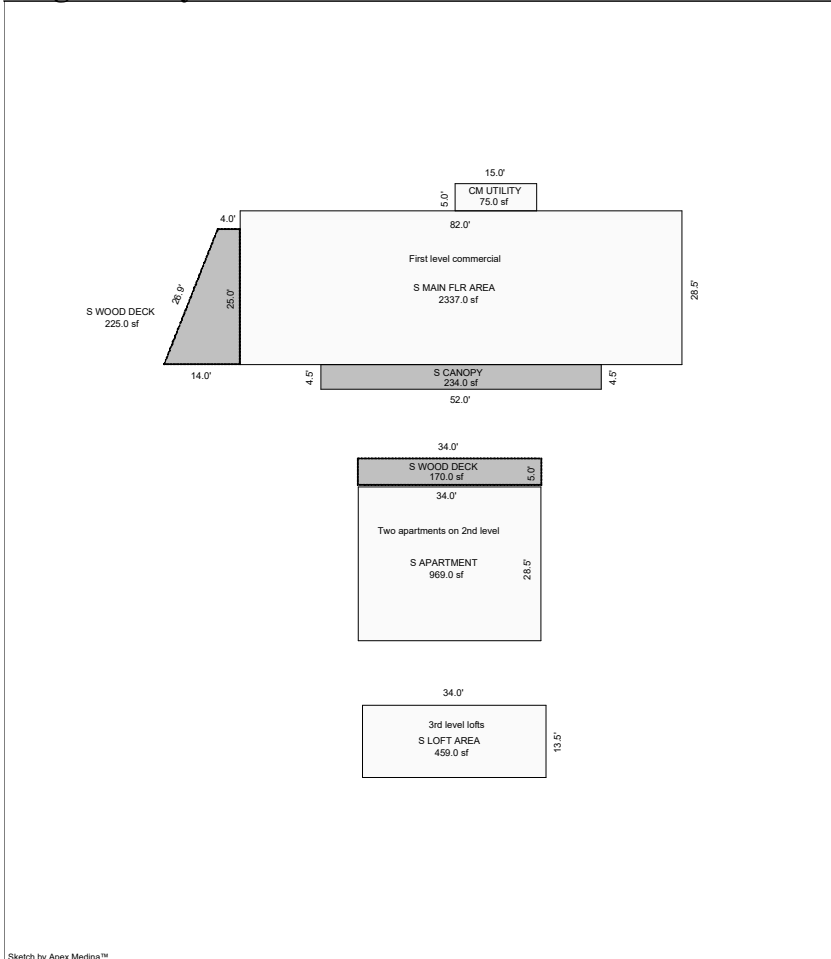
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	16 - FR STUCCO	Percentage	100.0
Roof Cover	16 - PROPANEL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 8 - SHT VINYL	Percentage	80.0 20.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1975
Bedrooms	2	Bathrooms	2
Construction Quality	3 - FAIR	Effective Year Built	1985
Fixtures	5	Rooms	6
Units	2	Units	2
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
APT	969	969	969	969
LFT	459	367	459	459
WDD	170	34		170
Total	1,598.00	1,370.00	1,428.00	1,598.00
	Value	Rate	Rate	Rate
	\$423,240	264.86	308.93	296.39

Property Record Card

Eagle

Single Family Residence Occurrence 1



Commercial Occurrence 1

Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	16 - FRM STUCCO	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	9 - PINE WOOD
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	5 - HT WTR BSB	Air Conditioning	1 - NONE
Actual Year Built	1975	Bedrooms	0
Bathrooms	1	Construction Quality	3 - FAIR
Effective Year Built	1975	Fixtures	5
Rooms	6	Units	2
Bathrooms	1	Bedrooms	0
Actual Year Built	1975	Effective Year Built	1975
Special Code	9 - COVID ADJ	Units	2
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2337	2337	2337	2337

Property Record Card

Eagle

Commercial Occurrence 1

CAN		234	70		
FMI					
UTL		75	34		75
WDD		225	11		225
Total		2,871.00	2,452.00	2,337.00	2,637.00
	Value	Rate	Rate	Rate	Rate
	\$360,480	125.56	147.01	154.25	136.70

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$98,320	\$6,830	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$423,240	\$29,420	NA	NA
2112	MERCHANDISING-LAND	\$83,310	\$24,160	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$360,480	\$104,540	NA	NA
Total		\$965,350	\$164,950	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003680

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.080

Parcel: 2103-263-09-001

Situs Address:
000101 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$134,470	N/A
Land (2)	\$52,790	N/A
Single Family Residence (1)	\$619,210	N/A
Commercial (1)	\$196,680	N/A
Total	\$1,003,150	\$1,003,150

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: A Lot: 1
THRU:- Lot: 3
BK-0213 PG-0818 DEED 08-01-68
BK-0225 PG-0370 QCD 09-11-72
BK-0363 PG-0317 QCD 08-01-80
BK-0510 PG-0958 WD 08-02-89



Public Remarks

Entry Date	Model	Remark
01/10/2013	Commercial Occurrence 1	MAGUSTOS PIZZA & BURGER PUB -RTK
	Land Occurrence 1	
	Commercial Occurrence 1	CHILI WILLY'S

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	25.08	\$681,263	147.25	\$681,263	147.25

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE

Property Record Card

Eagle

Land Occurrence 1

Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.032		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1394			
Total	1,394.00			
	Value	Rate	Rate	Rate
	\$134,470	96.46		

Land Occurrence 2

Abstract Code	2130 - SPEC.PURPOSE-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.048		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2070			
Total	2,070.00			
	Value	Rate	Rate	Rate
	\$52,790	25.50		

Single Family Residence Occurrence 1

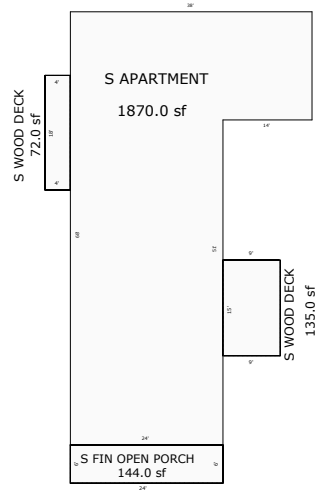
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	16 - FR STUCCO	Percentage	100.0
Roof Cover	16 - PROPANEL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	1975
Bedrooms	4	Bathrooms	2
Construction Quality	4 - AVERAGE	Effective Year Built	1990
Fixtures	10	Rooms	8
Units	2	Units	2
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
APT	1870.0	1870.0	1870.0	1870.0
FOP	144.0	43.2		144.0
WDD	207.0	41.4		207.0
Total	2,221.00	1,954.60	1,870.00	2,221.00
	Value	Rate	Rate	Rate
	\$619,210	278.80	316.80	331.13
			331.13	278.80

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 1

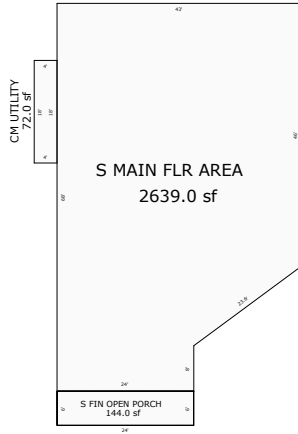
Abstract Code	2230 - SPEC.PURPOSE-IMPROVEMENTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	223000 - SPEC PURPOS	Arch Style	45 - RESTAURANT
Exterior Wall	16 - FRM STUCCO	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	9 - PINE WOOD
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	4 - ROOF TOP
Actual Year Built	1975	Bedrooms	0
Bathrooms	2	Construction Quality	4 - AVERAGE
Effective Year Built	1980	Fixtures	8
Rooms	8	Units	1
Bathrooms	2	Bedrooms	0
Actual Year Built	1975	Effective Year Built	1980
Special Code	9 - COVID ADJ	Units	1
Stories	2 - STORIES 2.0	Use Code	2000 - COMMERCIAL

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2640	2640	2640	2640
FOP	144.0	43.2		144.0
FS1				
UTL	72.0	32.4		72.0
Total	2,856.00	2,715.60	2,640.00	2,856.00
	Value	Rate	Rate	Rate
	\$196,680	68.87	72.43	74.50
				68.87

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Sketch v5 Pro™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$134,470	\$9,350	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$619,210	\$43,040	NA	NA
2130	SPEC.PURPOSE-LAND	\$52,790	\$15,310	NA	NA
2230	SPEC.PURPOSE-IMPROVEMENTS	\$196,680	\$57,040	NA	NA
Total		\$1,003,150	\$124,740	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003690

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.083

Parcel: 2103-263-09-004

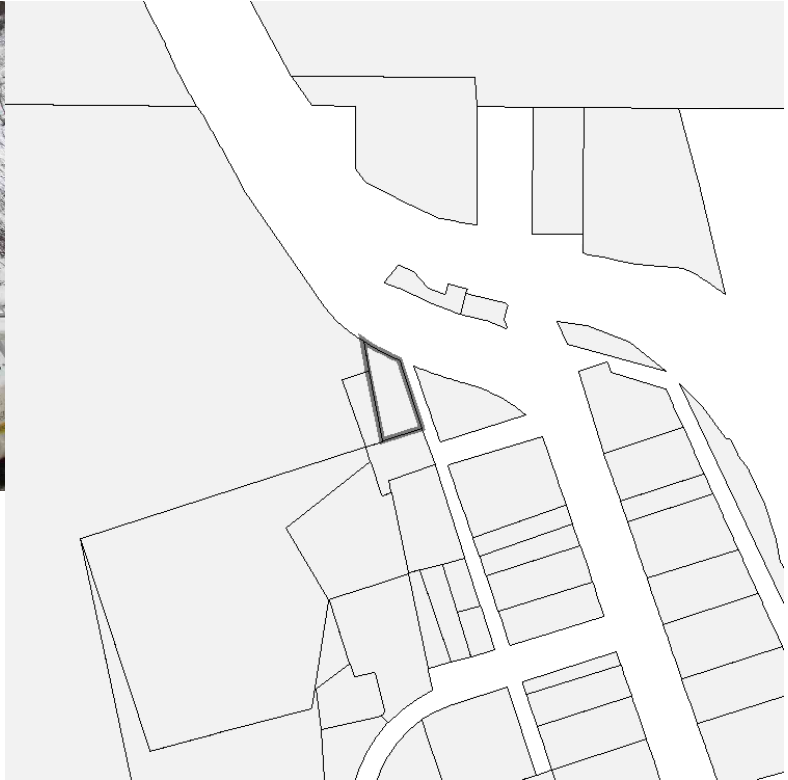
Situs Address:
000103 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$91,800	N/A
Commercial (1)	\$32,360	N/A
Commercial (2)	\$154,080	N/A
Total	\$278,240	\$278,240

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: A Lot: 4A
AND:- Lot: 5
BK-0166 PG-0447 WD 11-28-62
BK-0224 PG-0406 QCD 05-27-72
BK-0225 PG-0370 QCD 09-11-72
BK-0370 PG-0513 BSD 09-23-83



Public Remarks

Entry Date	Model	Remark
07/22/2004	Commercial Occurrence 1	THE YARN SHOP
01/05/2007	Commercial Occurrence 2	THE CHROME SPUR, THE YARN SHOP & MINTURN FREE RADIO
01/11/2013	Commercial Occurrence 1	FIRST RAY YOGA STUDIO -RTK
01/11/2013	Commercial Occurrence 2	MOBLOGGY OFFICE, RADIO FREE MINTURN -RTK
02/08/2017	Commercial Occurrence 1	ACTIVE ENERGIES ENERGY CONSULTING & SOLAR -RTK

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	6.96	\$647,019	43.00	\$647,019	43.00

Property Record Card

Eagle

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.083		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3600			
Total	3,600.00			
	Value	Rate	Rate	Rate
	\$91,800	25.50		

Commercial Occurrence 1

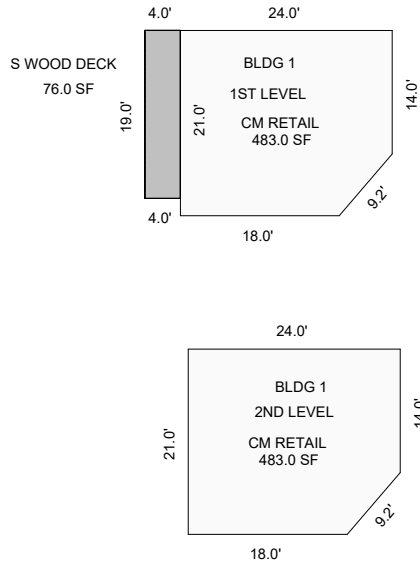
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	16 - FRM STUCCO	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	8 - VINYL 14 - CARPET INV
Percentage	20.0 80.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	1 - NONE
Actual Year Built	1930	Bedrooms	0
Bathrooms	1	Construction Quality	4 - AVERAGE
Effective Year Built	1930	Fixtures	4
Rooms	2	Units	2
Bathrooms	1	Bedrooms	0
Actual Year Built	1930	Effective Year Built	1930
Economic Obsolescence	60	Functional Obsolescence	50
Special Code	9 - COVID ADJ	Units	2
Stories	2 - STORIES 2.0	Use Code	2000 - COMMERCIAL
Garage	0 - NO GARAGE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FMI				
RET	966.0	966.0	966.0	966.0
WDD	76.0	3.8		76.0
Total	1,042.00	969.80	966.00	1,042.00
	Value	Rate	Rate	Rate
	\$32,360	31.06	33.37	31.06

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Medina™

Commercial Occurrence 2

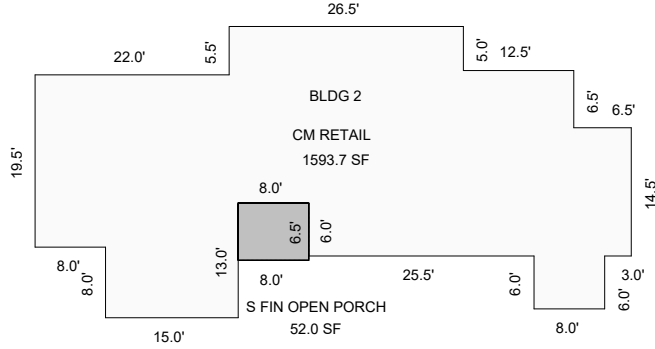
Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	14 - WOOD SIDNG	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	9 - PINE WOOD
Percentage	100.0	Heating Fuel	3 - GAS
Heating Type	5 - HT WTR BSB	Actual Year Built	1920
Bedrooms	0	Bathrooms	0.5
Construction Quality	4 - AVERAGE	Effective Year Built	1980
Fixtures	3	Rooms	4
Units	3	Bathrooms	0.5
Bedrooms	0	Actual Year Built	1920
Effective Year Built	1980	Functional Obsolescence	60
Special Code	9 - COVID ADJ	Units	3
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
FMI				
FOP	52.0	15.6		52.0
RET	1593.7	1593.7	1593.7	1593.7
Total	1,645.70	1,609.30	1,593.70	1,645.70
	Value	Rate	Rate	Rate
	\$154,080	93.63	95.74	96.68

Property Record Card

Eagle

Commercial Occurrence 2



Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$91,800	\$26,620	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$186,440	\$54,070	NA	NA
Total		\$278,240	\$80,690	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003700

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.043

Parcel: 2103-263-00-007

Situs Address:
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$22,500	N/A
Total	\$22,500	\$22,500

Legal Description

Section: 26 Township: 5 Range: 81 PCLIN SW1/4W1/4
BK-0224 PG-0407 QCD 05-27-72
BK-0485 PG-0453 WD 06-08-88



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	0.56	\$4,000,000	0.56	\$4,000,000	0.56

Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.043	Zoning	1 - R1
Physical Adjustment	40		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1875			
Total	1,875.00			
	Value	Rate	Rate	Rate
	\$22,500	12.00		

Property Record Card

Eagle

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$22,500	\$6,530	NA	NA
Total		\$22,500	\$6,530	NA	NA

Property Record Card

Eagle

MR MINTURN LLC

5161 COLLINS AVE PH D
MIAMI BEACH, FL 33140-2723

Account: R003710

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.133

Parcel: 2103-263-10-008

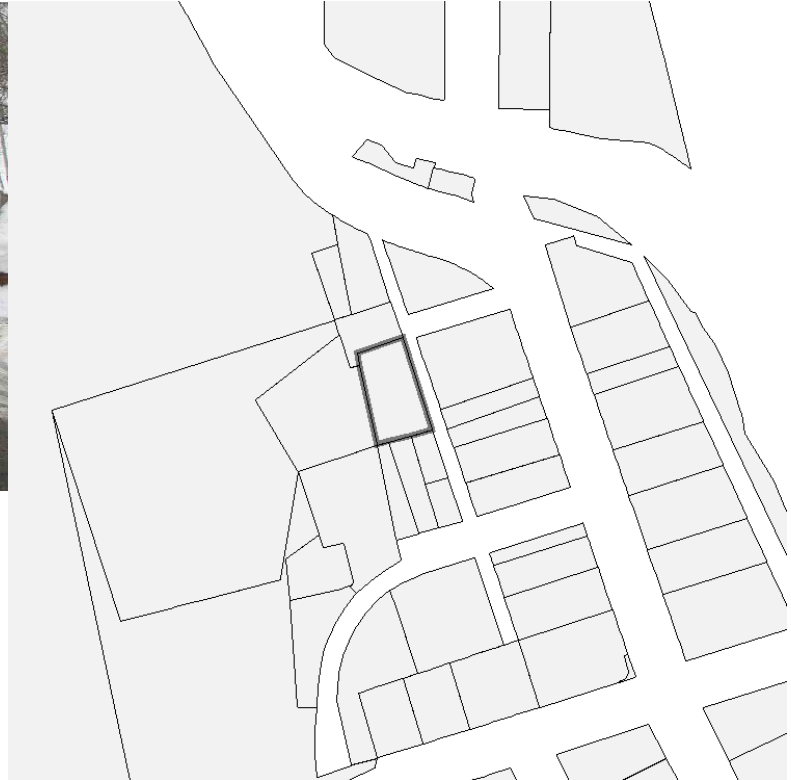
Situs Address:
000109 WILLIAMS ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$232,390	N/A
Land (2)	\$36,980	N/A
Single Family Residence (1)	\$315,130	N/A
Commercial (1)	\$77,190	N/A
Total	\$661,690	\$661,690

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: B Lot: 12
AND:- Lot: 13
BK-0165 PG-0489 WD 04-04-61



Public Remarks

Entry Date	Model	Remark
07/22/2004	Commercial Occurrence 1	MINTURN REALTY BUILDING

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
M201723148	11/30/2017	SWD	UV	Y	\$4,000,000	16.54	\$174,609	378.96	\$174,609	378.96
B: 000656 P: 000825	12/01/1994	WD	QV	Y	\$172,700	383.14	\$172,700	383.14	\$172,700	383.14

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF

Property Record Card

Eagle

Land Occurrence 1

Size 0.1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	4356			
Total	4,356.00			
	Value	Rate	Rate	Rate
	\$232,390	53.35		

Land Occurrence 2

Abstract Code 2120 - OFFICES-LAND Percentage 100
 Use Code 2000 - COMMERCIAL Neighborhood 20319 - MINTURN COMM
 Land Code 5066 - MINTURN COMMERCIAL Super Neighborhood 2300 - MINTURN / REDCLIFF COMMERCIAL
 Size 0.10 Zoning 13 - COMM

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1450			
Total	1,450.00			
	Value	Rate	Rate	Rate
	\$36,980	25.50		

Single Family Residence Occurrence 1

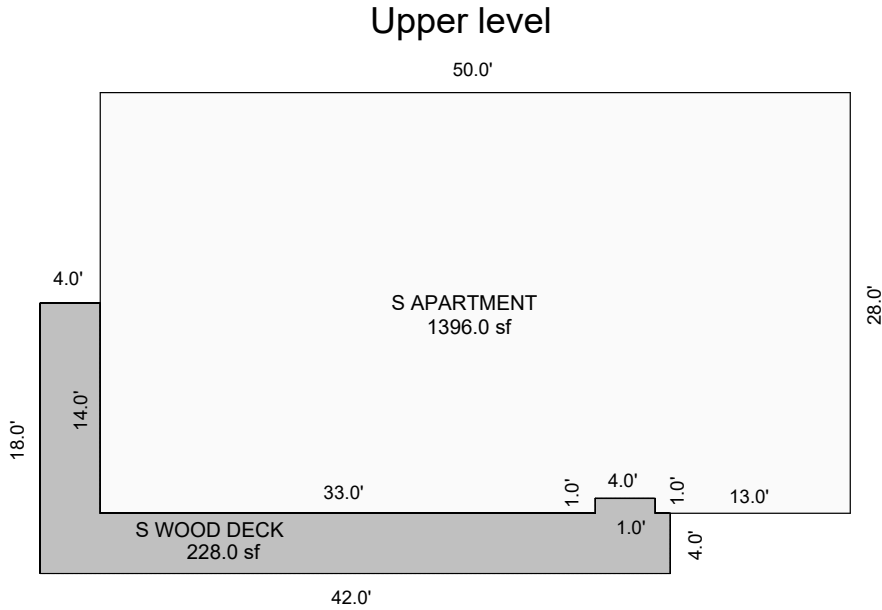
Abstract Code 1212 - SINGLE FAM.RES-IMPROVEMTS Percentage 100.0
 Use Code 1000 - RESIDENTIAL Neighborhood 318 - MINTURN MIX USE N OF MEEK AVE
 Building Type 121200 - SFR Arch Style 1 - 1 STORY
 Exterior Wall 16 - FR STUCCO Percentage 90.0
 31 - STONE VEN 10.0
 Roof Cover 16 - PROPANEL Roof Structure 3 - GABLE/HIP
 Interior Wall 5 - DRYWALL Percentage 100.0
 Floor 14 - CARPET INV Percentage 90.0
 12 - HARDWOOD 10.0
 Heating Fuel 3 - GAS Heating Type 3 - FORCED AIR
Actual Year Built 1940 Bedrooms 4
 Bathrooms 2 Construction Quality 4 - AVERAGE
 Effective Year Built 1960 Fixtures 12
 Rooms 8 Units 2
 Units 2 Super Neighborhood 300 - MINTURN / REDCLIFF
 Stories 1 - STORIES 1.0 Use Code 1000 - RESIDENTIAL

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
APT	1396.0	1396.0	1396.0	1396.0
WDD	228.0	45.6		228.0
Total	1,624.00	1,441.60	1,396.00	1,624.00
	Value	Rate	Rate	Rate
	\$315,130	194.05	218.60	225.74

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 1

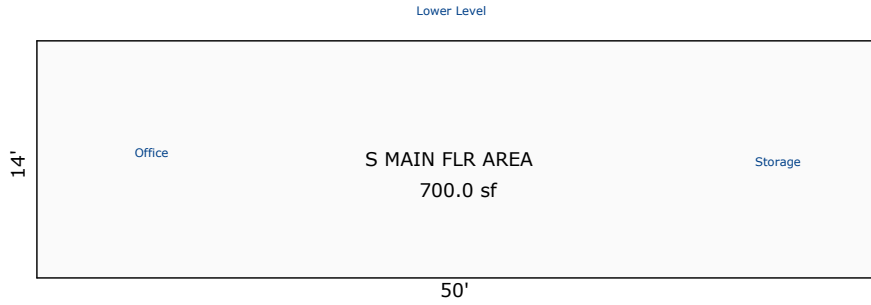
Abstract Code	2220 - OFFICES-IMPROVEMENTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	222000 - OFFICES	Arch Style	41 - OFFICE
Exterior Wall	14 - WOOD SIDNG 31 - STONE/FRME	Percentage	90.0 10.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	4 - CONC/UNF 9 - PINE WOOD
Percentage	50.0 50.0	Heating Fuel	3 - GAS
Heating Type	2 - CONVECTION	Air Conditioning	0 - NONE
Actual Year Built	1940	Bedrooms	4
Bathrooms	2	Construction Quality	4 - AVERAGE
Effective Year Built	1960	Fixtures	4
Rooms	2	Units	1
Bathrooms	2	Bedrooms	4
Actual Year Built	1940	Effective Year Built	1960
Special Code	9 - COVID ADJ	Units	1
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL
Garage	0 - NO GARAGE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	700.0	700.0	700.0	700.0
FMW				
Total	700.00	700.00	700.00	700.00
Value	Rate	Rate	Rate	Rate
\$77,190	110.27	110.27	110.27	110.27

Property Record Card

Eagle

Commercial Occurrence 1



Sketch by Apex Sketch v5 Pro™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$232,390	\$16,150	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$315,130	\$21,900	NA	NA
2120	OFFICES-LAND	\$36,980	\$10,720	NA	NA
2220	OFFICES-IMPROVEMENTS	\$77,190	\$22,390	NA	NA
Total		\$661,690	\$71,160	NA	NA

Property Record Card

Eagle

BELLM, DANIEL WILSON
- LOVATO, JACQUE
MARIE - MATTHEWS,
JODY ANN

Account: R003790
 Tax Area: 024 - MINTURN (TOWN)
 - 024
 Acres: 0.208

Parcel: 2103-263-07-001
 Situs Address:
 000192 MAIN ST
 MINTURN AREA, 0

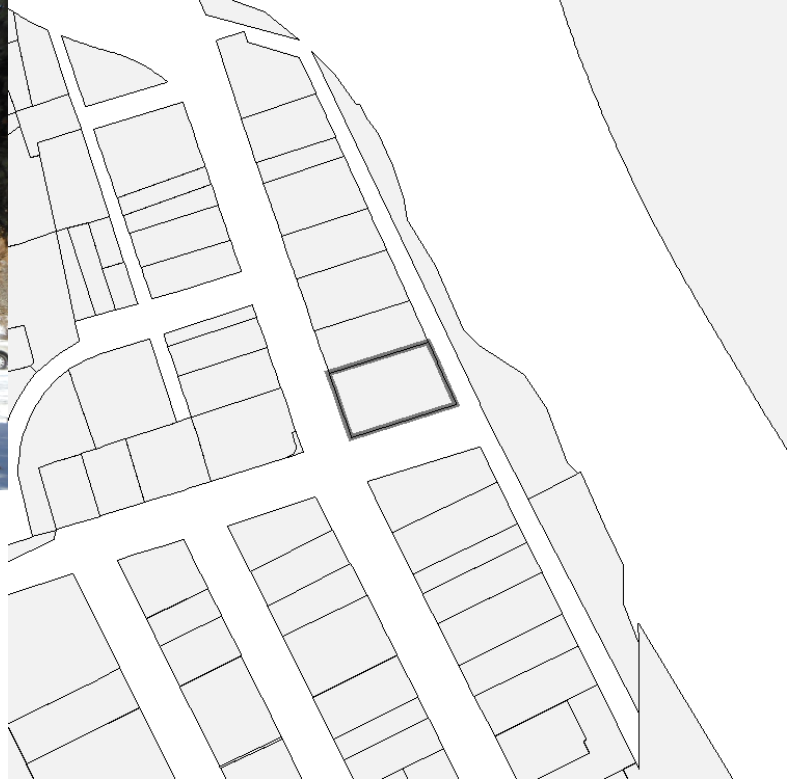
PO BOX 664
 MINTURN, CO 81645-0664

Value Summary

Value By:	Market	Override
Land (1)	\$294,400	N/A
Single Family Residence (1)	\$431,750	N/A
Extra Feature (1)	\$700	N/A
Total	\$726,850	\$726,850

Legal Description

Subdivision: BOOCO Block: C Lot: 16 THRU:- Lot: 18
 BK-0148 PG-0465 WD 10-11-56
 BK-0199 PG-0083 WD 06-23-66
 BK-0458 PG-0731 QCD 03-06-87
 R765883 DC 05-09-00
 R765884 WD 08-23-01



Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.208	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	9060			
Total	9,060.00			
	Value	Rate	Rate	Rate
	\$294,400	32.49		

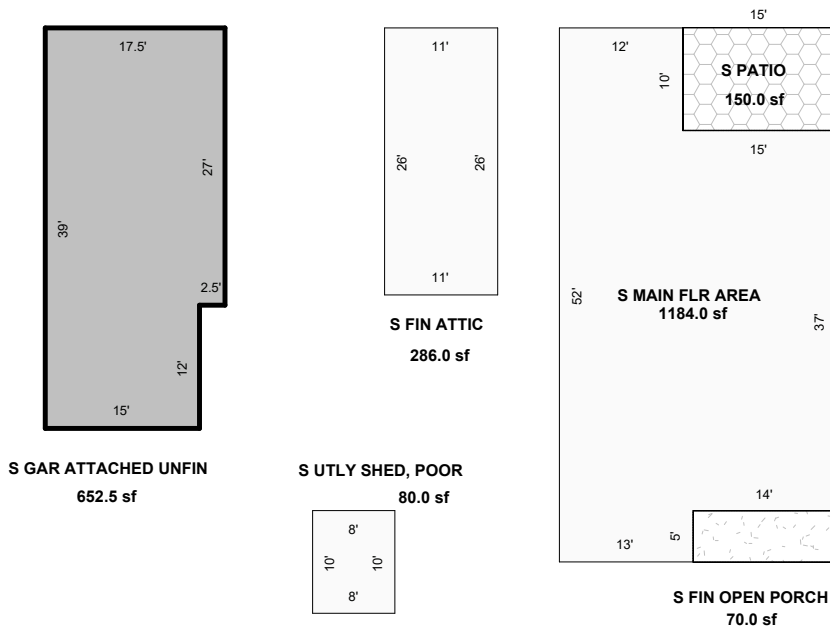
Property Record Card

Eagle

Single Family Residence Occurrence 1

Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	2 - 1 1/2 STY
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Cover	5 - METAL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	14 - WL/FLR FRN
Actual Year Built	1898	Bedrooms	3
Bathrooms	1	Construction Quality	3 - FAIR
Effective Year Built	1975	Fixtures	5
Rooms	5	Units	1
Units	1	Super Neighborhood	300 - MINTURN / REDCLIFF
Stories	1 - STORIES 1.0	Use Code	1000 - RESIDENTIAL
Garage	2.5 - GARAGE 651-800		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1184.0	1184.0	1184.0	1184.0
FAT	286.0	128.7	286.0	286.0
FOP	70.0	21.0		70.0
GAU	652.5			652.5
PTO	150.0	15.0		150.0
SPC	80.0	8.0		80.0
Total	2,422.50	1,356.70	1,470.00	2,422.50
	Value	Rate	Rate	Rate
	\$431,750	178.22	318.24	293.71



Sketch by Apex Medina™

Property Record Card

Eagle

Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$700	700.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$294,400	\$20,460	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$432,450	\$30,060	NA	NA
Total		\$726,850	\$50,520	NA	NA

Property Record Card

Eagle

BRUCE C. MCLAUGHLIN TRUST - MARIETTA MCLAUGHLIN TRUST, BRUCE C. & MARIETTA MCLAUGHLIN TRUSTEES

Account: R005756

Tax Area: 024 - MINTURN (TOWN) - 024

Acres: 0.061

Parcel: 2103-263-00-012

Situs Address:
000107 WILLIAMS ST
MINTURN AREA, 0

1600 PINE GROVE AVE
COLORADO SPRINGS, CO 80906-2926

Value Summary

Value By:	Market	Override
Land (1)	\$57,040	N/A
Land (2)	\$37,590	N/A
Single Family Residence (1)	\$609,440	N/A
Commercial (1)	\$131,700	N/A
Total	\$835,770	\$835,770

Legal Description

Subdivision: MACKEDON & RATHBURNS Block: A&B PARCELS A & B
BK-0345 PG-0746 BSD 09-07-82



Public Remarks

Entry Date	Model	Remark
01/05/2007	Commercial Occurrence 1	MINTURN CELLARS
01/11/2013	Commercial Occurrence 1	CUSTOM EMBROIDERY AND MINTURN CELLARS -RTK
02/08/2017	Commercial Occurrence 1	MONKSHOOD CELLARS, CUSTOM EMBROIDERY -RTK

Property Record Card

Eagle

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.027		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1176			
Total	1,176.00			
	Value	Rate	Rate	Rate
	\$57,040	48.50		

Land Occurrence 2

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	1474	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1474			
Total	1,474.00			
	Value	Rate	Rate	Rate
	\$37,590	25.50		

Single Family Residence Occurrence 1

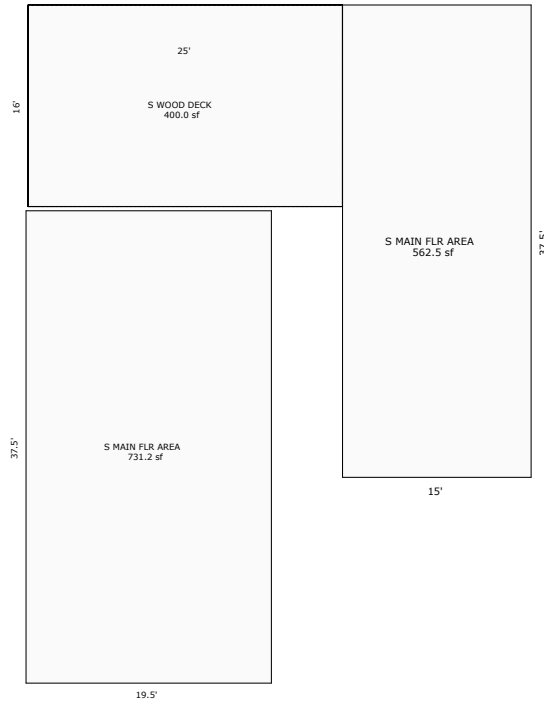
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	16 - FR STUCCO 31 - STONE VEN	Percentage	90.0 10.0
Roof Cover	16 - PROPANEL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	12 - HARDWOOD	Percentage	100
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Actual Year Built	1920	Bedrooms	1
Bathrooms	1	Construction Quality	4 - AVERAGE
Effective Year Built	1920	Fixtures	3
Rooms	3	Units	1
Units	1	Super Neighborhood	300 - MINTURN / REDCLIFF
Stories	1 - STORIES 1.0	Use Code	1000 - RESIDENTIAL
Garage	0 - NO GARAGE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1293.7	1293.7	1293.7	1293.7
WDD	400.0	80.0		400.0
Total	1,693.70	1,373.70	1,293.70	1,693.70
	Value	Rate	Rate	Rate
	\$609,440	359.83	443.65	471.08

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 1

Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	16 - FRM STUCCO 14 - WOOD SIDNG	Percentage	80.0 20.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	4 - CONC/UNF 9 - PINE WOOD
Percentage	40.0 60.0	Heating Fuel	3 - GAS
Heating Type	2 - CONVECTION	Air Conditioning	1 - NONE
Actual Year Built	1920	Bedrooms	0
Bathrooms	0.5	Construction Quality	3 - FAIR
Effective Year Built	1980	Fixtures	4
Rooms	3	Units	1
Bathrooms	0.5	Bedrooms	0
Actual Year Built	1920	Effective Year Built	1980
Special Code	9 - COVID ADJ	Units	1
Stories	2 - STORIES 2.0	Use Code	2000 - COMMERCIAL
Garage	0 - NO GARAGE		

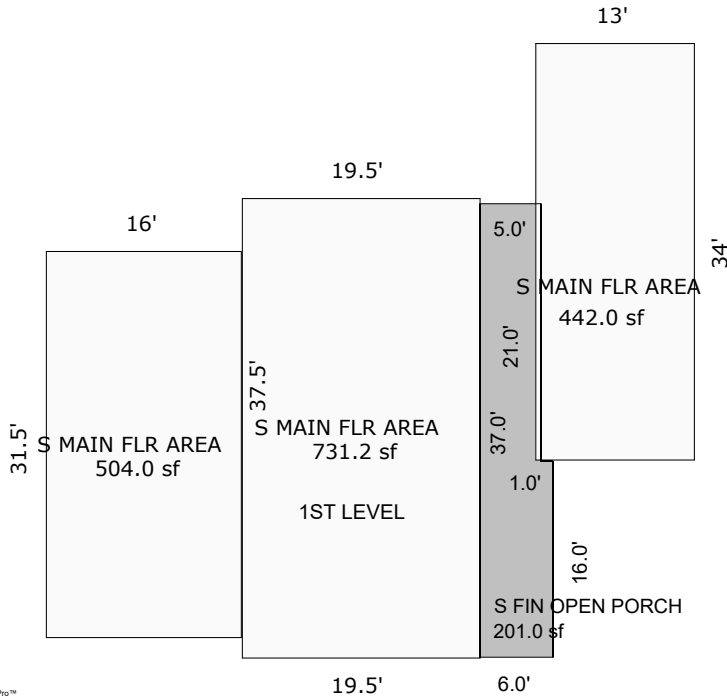
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1677.2	1677.2	1677.2	1677.2
FM1				
FOP	201.0	60.3		201.0
Total	1,878.20	1,737.50	1,677.20	1,878.20

Property Record Card

Eagle

Commercial Occurrence 1

Value	Rate	Rate	Rate	Rate
\$131,700	70.12	75.80	78.52	70.12



Sketch by Apex Sketch v5 Pro™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$57,040	\$3,960	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$609,440	\$42,360	NA	NA
2112	MERCHANDISING-LAND	\$37,590	\$10,900	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$131,700	\$38,190	NA	NA
Total		\$835,770	\$95,410	NA	NA

Property Record Card

Eagle

TIM SIMON REVOCABLE TRUST - BERNADETTE M. SIMON REVOCABLE TRUST

Account: R005903
 Tax Area: 024 - MINTURN (TOWN) - 024
 Acres: 0.100

Parcel: 2103-263-07-009
 Situs Address:
 132 MAIN ST
 MINTURN AREA, 0

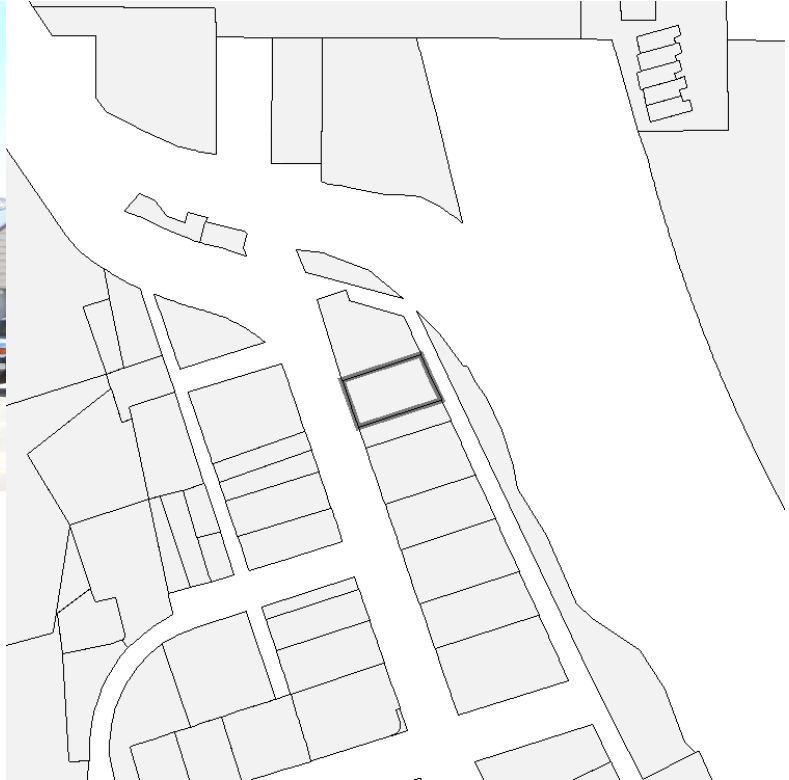
PO BOX 1754
 AVON, CO 81620-1754

Value Summary

Value By:	Market	Override
Land (1)	\$104,570	N/A
Land (2)	\$61,350	N/A
Single Family Residence (1)	\$571,250	N/A
Extra Feature (1)	\$4,140	N/A
Commercial (1)	\$420,740	N/A
Total	\$1,162,050	\$1,162,050

Legal Description

Subdivision: BOOCO Block: C Lot: 4 AND:- Lot: 5
 R839161 QCD 06-12-03
 R839163 QCD 06-12-03



Public Remarks

Entry Date	Model	Remark
	Single Family Residence Occurrence 1	
	Extra Feature Occurrence 1	
	Commercial Occurrence 1	

Property Record Card

Eagle

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.045		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	1960			
Total	1,960.00			
	Value	Rate	Rate	Rate
	\$104,570	53.35		

Land Occurrence 2

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	2406		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	2406			
Total	2,406.00			
	Value	Rate	Rate	Rate
	\$61,350	25.50		

Single Family Residence Occurrence 1

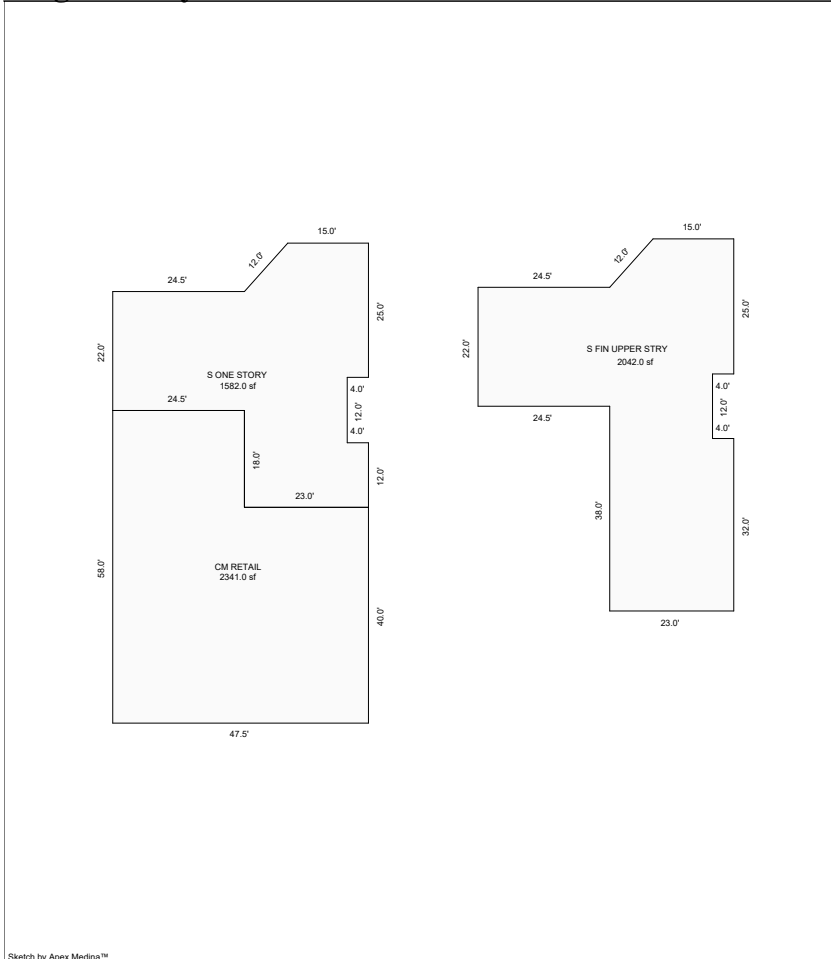
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	25 - ASPH.SIDE	Percentage	100.0
Roof Cover	5 - METAL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV	Percentage	100.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	1915
Bedrooms	4	Bathrooms	2
Construction Quality	3 - FAIR	Effective Year Built	1980
Fixtures	9	Rooms	7
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2449	2449	2449	2449
UST	612	184		612
Total	3,061.00	2,633.00	2,449.00	3,061.00
	Value	Rate	Rate	Rate
	\$571,250	186.62	216.96	233.26
			233.26	186.62

Property Record Card

Eagle

Single Family Residence Occurrence 1



Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	2212 - MERCHANDISING-IMPROVEMENT
Percentage	100.0	Use Code	2000 - COMMERCIAL
Neighborhood	20319 - MINTURN COMM		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$4,140	4,140.00		

Commercial Occurrence 1

Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	101 - CC-RETAIL
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	12 - HARD WOOD 14 - CARPET INV
Percentage	50.0	Heating Fuel	3 - GAS

Property Record Card

Eagle

Commercial Occurrence 1

	50.0		
Heating Type	3 - FORCE AIR	Air Conditioning	1 - NONE
Actual Year Built	1915	Bedrooms	0
Bathrooms	3	Construction Quality	4 - AVERAGE
Effective Year Built	1970	Fixtures	8
Rooms	4	Units	2
Bathrooms	3	Bedrooms	0
Actual Year Built	1915	Effective Year Built	1970
Special Code	9 - COVID ADJ	Units	2
Stories	1 - STORIES 1.0	Use Code	2000 - COMMERCIAL

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	2267	2267	2267	2267
FM1				
Total	2,267.00	2,267.00	2,267.00	2,267.00
	Value	Rate	Rate	Rate
	\$420,740	185.59	185.59	185.59

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$104,570	\$7,270	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$571,250	\$39,700	NA	NA
2112	MERCHANDISING-LAND	\$61,350	\$17,790	NA	NA
2212	MERCHANDISING-IMPROVEMENT	\$424,880	\$123,220	NA	NA
Total		\$1,162,050	\$187,980	NA	NA

Property Record Card

Eagle

FLAHERTY, GORDON P. - ETAL
FLAHERTY, EMMETT, JR & EMMETT RYAN
FLAHERTY, LORI JILL

Account: R006301
 Tax Area: 024 - MINTURN (TOWN) - 024
 Acres: 0.155

Parcel: 2103-263-07-003
 Situs Address:
 000162 MAIN ST
 MINTURN AREA, 0

PO BOX 875
 MINTURN, CO 81645-0875

Value Summary

Value By:	Market	Override
Land (1)	\$268,530	N/A
Single Family Residence (1)	\$840,780	N/A
Extra Feature (1)	\$2,680	N/A
Extra Feature (2)	\$800	N/A
Total	\$1,112,790	\$1,112,790

Legal Description

Subdivision: BOOCO Block: C Lot: 12, Subdivision: BOOCO Block:
 C Lot: 13 & E1/2 LOT 11
 BK-0166 PG-0511 WD 02-04-63
 BK-0166 PG-0513 WD 02-04-63
 BK-0181 PG-0369 WD 08-28-64



Land Occurrence 1

Abstract Code	1115 - DUP/TRIPLEX LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.155		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	6752			

Property Record Card

Eagle

Land Occurrence 1

Total		6,752.00			
	Value	Rate	Rate	Rate	Rate
	\$268,530	39.77			

Single Family Residence Occurrence 1

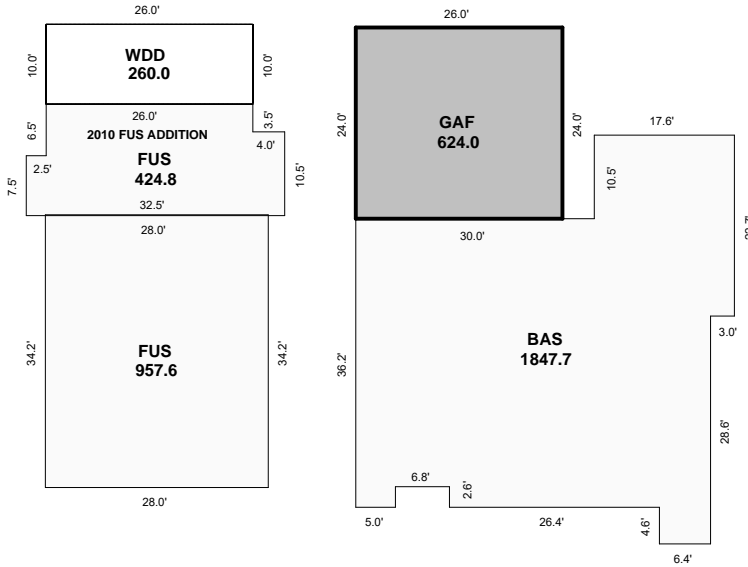
Abstract Code	1215 - DUP/TRIPLEX IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121600 - DX UNSPLIT	Arch Style	3 - 2 STORY
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Cover	5 - METAL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1898
Bedrooms	5	Bathrooms	4
Construction Quality	3 - FAIR	Effective Year Built	1985
Fixtures	11	Rooms	11
Units	2	Units	2
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	2 - GARAGE 501-650

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1847.7	1847.7	1847.7	1847.7
FUS	1382.4	1382.4	1382.4	1382.4
GAF	624			624
UBM	165	50		165
WDD	624	125		624
Total	4,643.10	3,405.10	3,230.10	4,643.10
	Value	Rate	Rate	Rate
	\$840,780	181.08	246.92	260.30

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Medina™

Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1215 - DUP/TRIPLEX IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$2,680	2,680.00		

Extra Feature Occurrence 2

XFOB Code	102 - SHED M	Abstract Code	1215 - DUP/TRIPLEX IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	420			
Total	420.00			
	Value	Rate	Rate	Rate
	\$800	1.90		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
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Property Record Card

Eagle

Abstract Summary

1115	DUP/TRIPLEX LAND	\$268,530	\$18,260	NA	NA
1215	DUP/TRIPLEX IMPROVEMTS	\$844,260	\$57,410	NA	NA
Total		\$1,112,790	\$75,670	NA	NA

Property Record Card

Eagle

**NELSON AVENUE FAMILY PARTNERS LLC
C/O: CHARLES E LAKIN FOUNDATION INC**

Account: R048370
Tax Area: 024 - MINTURN (TOWN) - 024
Acres: 0.230

Parcel: 2103-263-23-001
Situs Address:
175 WILLIAMS ST
MINTURN AREA, 0

705 N 16TH ST
COUNCIL BLUFFS, IA 51501-0105

Value Summary

Value By:	Market	Override
Land (1)	\$242,940	N/A
Single Family Residence (1)	\$1,049,080	N/A
Commercial Land (1)	\$127,420	N/A
Commercial (1)	\$554,990	N/A
Total	\$1,974,430	\$1,974,430

Legal Description

Subdivision: NELSON AVENUE MINOR SUB Lot: 1
R669084 MAP 09-01-98
R881521 QCD 06-22-04



Public Remarks

Entry Date	Model	Remark
01/02/2015	Commercial Occurrence 1	LOCAL'S MARKET -RTK
02/08/2017	Commercial Occurrence 1	THE BUNKHOUSE HOSTEL, SIPES ARCHITECTS -RTK

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
836820	05/30/2003	WD	QV	Y	\$355,000	104.33	\$355,000	104.33	\$355,000	104.33
R672579	09/15/1998	WD	UI	Y	\$210,000	940.20	\$210,000	940.20	\$210,000	940.20

Property Record Card

Eagle

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.115		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	5009			
Total	5,009.00			
	Value	Rate	Rate	Rate
	\$242,940	48.50		

Single Family Residence Occurrence 1

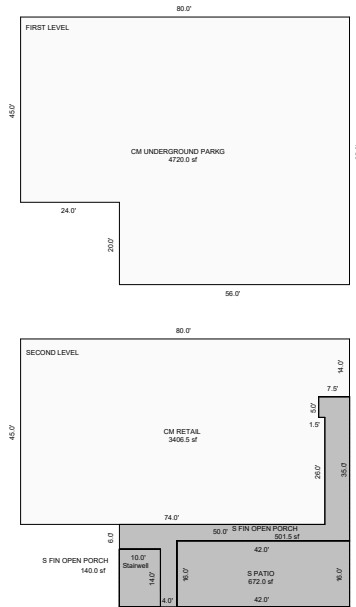
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121500 - DUP-TRIPLEX	Arch Style	3 - 2 STORY
Exterior Wall	14 - WD SID AVG 16 - FR STUCCO	Percentage	50.0 50.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	14 - CARPET INV 23 - CERAMIC TL	Percentage	80.0 20.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Air Conditioning	1 - NONE	Actual Year Built	2006
Bedrooms	6	Bathrooms	6
Construction Quality	3 - FAIR	Effective Year Built	2006
Fixtures	27	Rooms	12
Units	3	Units	3
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1860.0	1860.0	1860.0	1860.0
FOP	781.5	234.5		781.5
FUS	1860.0	1860.0	1860.0	1860.0
PTO	672.0	67.2		672.0
WDD	1305.0	261.0		1305.0
Total	6,478.50	4,282.70	3,720.00	6,478.50
	Value	Rate	Rate	Rate
	\$1,049,080	161.93	244.96	282.01

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Medina™

Commercial Land Occurrence 1

Abstract Code	2130 - SPEC.PURPOSE-LAND	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.115		

Commercial Occurrence 1

Abstract Code	2230 - SPEC.PURPOSE-IMPROVEMENTS	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	16 - FRM STUCCO 14 - WOOD SIDNG	Percentage	50.0 50.0
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100.0	Floor Cover	14 - CARPET INV 23 - CERAMIC TL
Percentage	30.0 70.0	Heating Fuel	3 - GAS
Heating Type	8 - RAD WATER	Air Conditioning	1 - NONE
Actual Year Built	2006	Bedrooms	0
Bathrooms	3	Construction Quality	3 - FAIR
Effective Year Built	2006	Fixtures	11
Rooms	6	Units	3
Bathrooms	3	Bedrooms	0
Actual Year Built	2006	Effective Year Built	2006
Economic Obsolescence	80	Special Code	9 - COVID ADJ

Property Record Card

Eagle

Commercial Occurrence 1

Units	3	Stories	2 - STORIES 2.0
Use Code	2000 - COMMERCIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
AOF	720	720	720	720
BAS	3407	3407	3407	3407
FM1				
FOP	642	193		642
PTO	672	47		
UPK	4720	3540		4720
Total	10,161.00	7,907.00	4,127.00	9,489.00
	Value	Rate	Rate	Rate
	\$554,990	54.62	70.19	134.48

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$242,940	\$16,880	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$1,049,080	\$72,910	NA	NA
2130	SPEC.PURPOSE-LAND	\$127,420	\$36,950	NA	NA
2230	SPEC.PURPOSE-IMPROVEMENTS	\$554,990	\$160,950	NA	NA
Total		\$1,974,430	\$287,690	NA	NA

Property Record Card

Eagle

WARBLE, KATHRYN D.

301 BOULDER ST UNIT 243
MINTURN, CO 81645-5013

Account: R048371

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.177

Parcel: 2103-263-23-002

Situs Address:
000093 NELSON AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$280,450	N/A
Single Family Residence (1)	\$897,560	N/A
Extra Feature (1)	\$3,420	N/A
Total	\$1,181,430	\$1,181,430

Legal Description

Subdivision: NELSON AVENUE MINOR SUB Lot: 2
669084 MAP 09-11-98



Public Remarks

Entry Date	Model	Remark
	Single Family Residence Occurrence 1	
	Extra Feature Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201821889	12/21/2018	WD	QV	Y	\$990,000	119.34	\$990,000	119.34	\$1,257,300	93.97
201610091	06/30/2016	WD	QV	Y	\$742,400	159.14	\$742,400	159.14	\$742,400	159.14
R672579	09/15/1998	WD	UV	Y	\$210,000	562.59	\$210,000	562.59	\$210,000	562.59

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK

Property Record Card

Eagle

Land Occurrence 1

Land Code	7355 - MINTURN	Super Neighborhood	AVE
Size	0.177		300 - MINTURN / REDCLIFF

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	7710			
Total	7,710.00			
	Value	Rate	Rate	Rate
	\$280,450	36.37		

Single Family Residence Occurrence 1

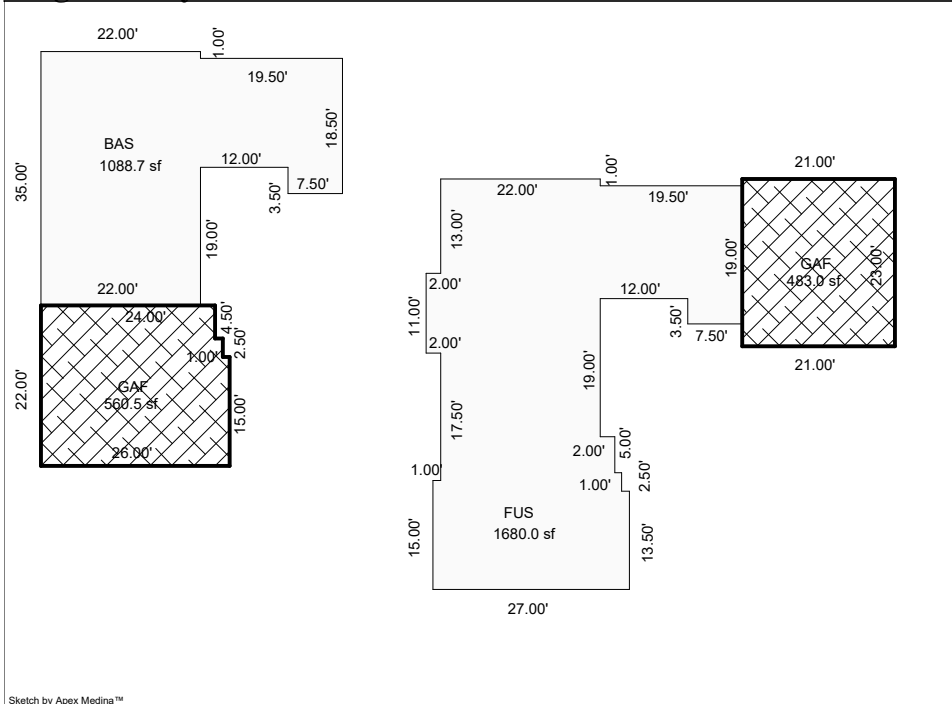
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	2 - HARDBOARD 17 - CB STUCCO	Percentage	50.0 50.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	12 - HARDWOOD 14 - CARPET INV	Percentage	30.0 70.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	2004
Bedrooms	3	Bathrooms	3.5
Construction Quality	4 - AVERAGE	Effective Year Built	2004
Fixtures	16	Rooms	7
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	3.5 - GARAGE 951-1100

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1089	1089	1089	1089
FUS	1680	1680	1680	1680
GAF	1044			1044
Total	3,813.00	2,769.00	2,769.00	3,813.00
	Value	Rate	Rate	Rate
	\$897,560	235.39	324.15	235.39

Property Record Card

Eagle

Single Family Residence Occurrence 1



Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,420	3,420.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$280,450	\$19,490	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$900,980	\$62,620	NA	NA
Total		\$1,181,430	\$82,110	NA	NA

Property Record Card

Eagle

**KISHEN & LINDSAY
MANGAT LIVING TRUST**

Account: R048372

Parcel: 2103-263-23-003

4700 ELDORADO SPRINGS DR
BOULDER, CO 80303-9620

Tax Area: 024 - MINTURN (TOWN)
- 024

Situs Address:
102 NELSON AVE
MINTURN AREA, 0

Acres: 0.089

Value Summary

Value By:	Market	Override
Land (1)	\$221,880	N/A
Single Family Residence (1)	\$896,170	N/A
Extra Feature (1)	\$3,520	N/A
Total	\$1,121,570	\$1,121,570

Legal Description

Subdivision: NELSON AVENUE MINOR SUB Lot: 3
669084 MAP 09-11-98
882988 EAS 07-06-04



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
202207928	04/13/2022	WD	QV	Y	\$2,100,000	53.41	\$2,100,000	53.41	\$2,100,000	53.41
202014925	08/28/2020	WD	QV	Y	\$1,100,000	101.96	\$1,100,000	101.96	\$1,100,000	101.96
201520927	10/29/2015	WD	QV	Y	\$725,000	154.70	\$725,000	154.70	\$725,000	154.70
201120148	10/27/2011	SWD	QV	Y	\$475,000	236.12	\$475,000	236.12	\$475,000	236.12
201010094	05/27/2010	QCD	UI	Y	\$100,000	1121.57	\$100,000	1121.57	\$100,000	1121.57
R672579	09/15/1998	WD	UV	Y	\$210,000	105.66	\$210,000	105.66	\$210,000	105.66

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.089		

Property Record Card

Eagle

Land Occurrence 1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3877			
Total	3,877.00			
	Value	Rate	Rate	Rate
	\$221,880	57.23		

Single Family Residence Occurrence 1

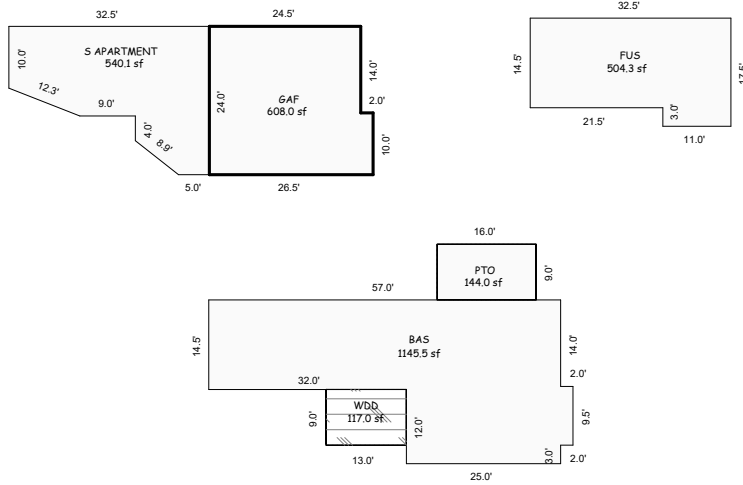
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	2 - HARDBOARD 17 - CB STUCCO	Percentage	50.0 50.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	12 - HARDWOOD 14 - CARPET INV	Percentage	30.0 70.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Air Conditioning	1 - NONE	Actual Year Built	2004
Bedrooms	3	Bathrooms	3.5
Construction Quality	4 - AVERAGE	Effective Year Built	2006
Fixtures	16	Rooms	7
Units	2	Units	2
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	2 - GARAGE 501-650

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
APT	540.1	540.1	540.1	540.1
BAS	1145.5	1145.5	1145.5	1145.5
FUS	504.3	504.3	504.3	504.3
GAF	608.0			608.0
PTO	144.0	14.4		144.0
WDD	117.0	23.4		117.0
Total	3,058.90	2,227.70	2,189.90	3,058.90
	Value	Rate	Rate	Rate
	\$896,170	292.97	402.28	409.23

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,520	3,520.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$221,880	\$15,420	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$899,690	\$62,530	NA	NA
Total		\$1,121,570	\$77,950	NA	NA

Property Record Card

Eagle

SCHUHAM, ROBERT

519 VALLEY VIEW DR
BOULDER, CO 80304-3227

Account: R059070

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.073

Parcel: 2103-263-31-001

Situs Address:
120 NELSON AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$208,210	N/A
Single Family Residence (1)	\$1,576,380	N/A
Extra Feature (1)	\$4,100	N/A
Extra Feature (2)	\$3,830	N/A
Extra Feature (3)	\$4,100	N/A
Total	\$1,796,620	\$1,796,620

Legal Description

Subdivision: FARRELL SUBDIVISION Lot: 3



Public Remarks

Entry Date	Model	Remark
	Single Family Residence Occurrence 1	
	Extra Feature Occurrence 1	
	Extra Feature Occurrence 2	
	Extra Feature Occurrence 3	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj.	Ratio
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Property Record Card

Eagle

Sale Data

										Price
201310053	05/17/2013	WD	QV	Y	\$1,125,000	159.70	\$1,119,000	160.56	\$1,119,000	160.56
200803654	02/19/2008	WD	QV	Y	\$1,275,000	140.91	\$1,275,000	140.91	\$1,275,000	140.91

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.073		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3180			
Total	3,180.00			
	Value	Rate	Rate	Rate
	\$208,210	65.47		

Single Family Residence Occurrence 1

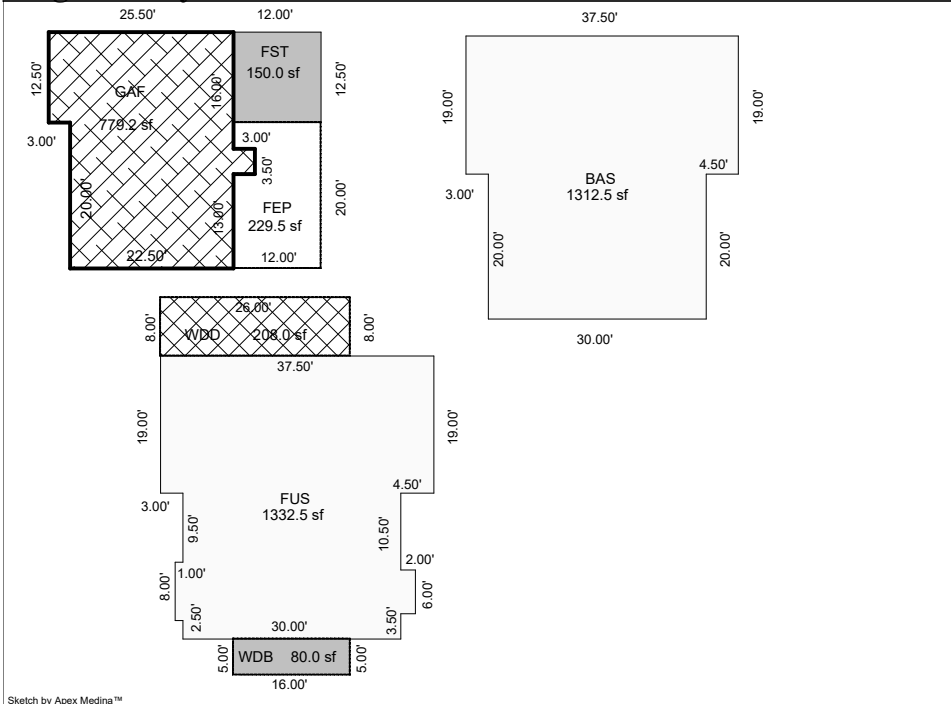
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	3 - 2 STORY
Exterior Wall	6 - BD/BATTEN 10 - WOOD SD GD	Percentage	50.0 50.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	12 - HARDWOOD 14 - CARPET INV	Percentage	50.0 50.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	2004
Bedrooms	4	Bathrooms	3.5
Construction Quality	5 - GOOD	Effective Year Built	2004
Fixtures	16	Rooms	7
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	2 - STORIES 2.0
Use Code	1000 - RESIDENTIAL	Garage	2.5 - GARAGE 651-800

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1313	1313	1313	1313
FEP	230	115	230	230
FST	150	68	150	150
FUS	1333	1333	1333	1333
GAF	779			779
WDB	80	16		80
WDD	208	42		208
Total	4,093.00	2,887.00	3,026.00	4,093.00
	Value	Rate	Rate	Rate
	\$1,576,380	385.14	546.03	520.95

Property Record Card

Eagle

Single Family Residence Occurrence 1



Extra Feature Occurrence 1

XFOB Code	120 - FIREPL. G.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$4,100	4,100.00		

Extra Feature Occurrence 2

XFOB Code	340 - HYDR-TUB G	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,830	3,830.00		

Extra Feature Occurrence 3

XFOB Code	410 - STEAM SH G	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL

Property Record Card

Eagle

Extra Feature Occurrence 3

Neighborhood 318 - MINTURN MIX USE N OF MEEK
AVE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$4,100	4,100.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$208,210	\$14,470	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$1,588,410	\$110,390	NA	NA
Total		\$1,796,620	\$124,860	NA	NA

Property Record Card

Eagle

SULLIVAN, THOMAS S. & CATHERINE F.

PO BOX 820
MINTURN, CO 81645-0820

Account: R059097

Tax Area: 024 - MINTURN (TOWN) - 024

Acres: 0.215

Parcel: 2103-263-31-004

Situs Address:
000116 NELSON AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$299,770	N/A
Single Family Residence (1)	\$1,106,100	N/A
Extra Feature (1)	\$6,770	N/A
Extra Feature (2)	\$4,060	N/A
Total	\$1,416,700	\$1,416,700

Legal Description

Subdivision: FARRELL SUBDIVISION Lot: 1A



Public Remarks

Entry Date	Model	Remark
	Single Family Residence Occurrence 1	

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.215		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	9365			
Total	9,365.00			

Property Record Card

Eagle

Land Occurrence 1

Value	Rate	Rate	Rate	Rate
\$299,770	32.01			

Single Family Residence Occurrence 1

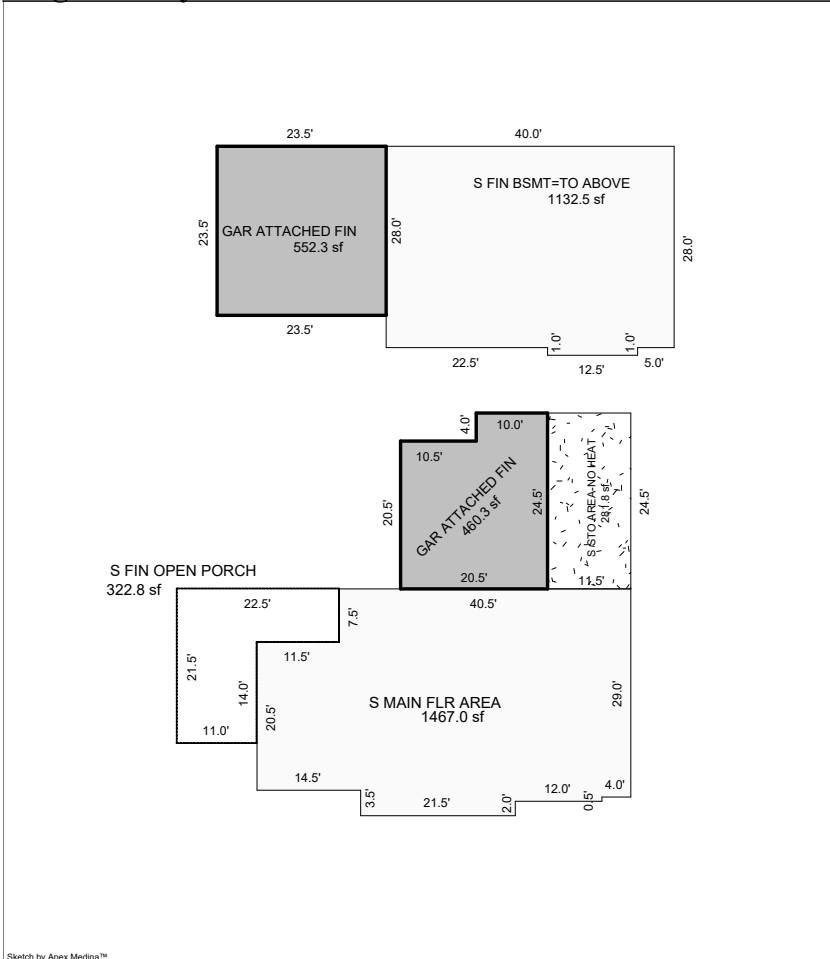
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	5 - 3 STORY
Exterior Wall	6 - BD/BATTEN 31 - STONE VEN	Percentage	70.0 30.0
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	12 - HARDWOOD 14 - CARPET INV	Percentage	50.0 50.0
Heating Fuel	3 - GAS	Heating Type	8 - RAD WATER
Actual Year Built	2007	Bedrooms	5
Bathrooms	4.5	Construction Quality	5 - GOOD
Effective Year Built	2007	Fixtures	21
Rooms	10	Units	1
Units	1	Super Neighborhood	300 - MINTURN / REDCLIFF
Stories	3 - STORIES 3.0	Use Code	1000 - RESIDENTIAL
Garage	3.5 - GARAGE 951-1100		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1467	1467	1467	1467
FBM	1133	906	1133	1133
FOP	323	97		323
FUS	2211	2211	2211	2211
GAF	1012			1012
LFT	190	152	190	190
STO	514	231		514
Total	6,850.00	5,064.00	5,001.00	6,850.00
	Value	Rate	Rate	Rate
	\$1,106,100	161.47	218.42	221.18

Property Record Card

Eagle

Single Family Residence Occurrence 1



Extra Feature Occurrence 1

XFOB Code	130 - FIREPL. EX	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$6,770	6,770.00		

Extra Feature Occurrence 2

XFOB Code	120 - FIREPL. G.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			

Property Record Card

Eagle

Extra Feature Occurrence 2

Total		1.00			
	Value	Rate	Rate	Rate	Rate
	\$4,060	4,060.00			

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$299,770	\$20,830	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$1,116,930	\$77,630	NA	NA
Total		\$1,416,700	\$98,460	NA	NA

Property Record Card

Eagle

**PIERSON, TIMOTHY &
TABITHA**

PO BOX 311
MINTURN, CO 81645-0311

Account: R060876

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.086

Parcel: 2103-263-11-008

Situs Address:
000080 TOLEDO AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$219,830	N/A
Single Family Residence (1)	\$256,190	N/A
Extra Feature (1)	\$700	N/A
Extra Feature (2)	\$1,810	N/A
Total	\$478,530	\$478,530

Legal Description

Subdivision: BOOCO Block: D Lot: 7 AND:- Lot: 8
R865182 EAS 01-15-04
R200814261 DC 06-17-08



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201317328	08/17/2013	WD	UI	Y	\$220,000	217.51	\$220,000	217.51	\$220,000	217.51
B: 0133 P: 0302	11/08/1948	WD		N	\$5,500	8700.55	\$5,500	8700.55	\$5,500	8700.55

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.086		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3746			

Property Record Card

Eagle

Land Occurrence 1

Total		3,746.00			
	Value	Rate	Rate	Rate	Rate
	\$219,830	58.68			

Single Family Residence Occurrence 1

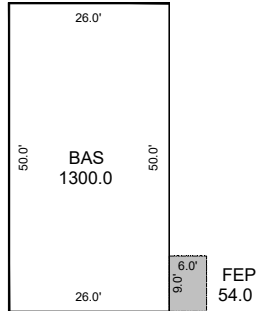
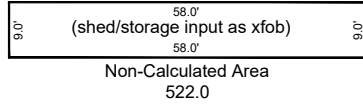
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	8 - WD SID LOW	Percentage	100.0
Roof Cover	2 - ROLL COMP	Roof Structure	3 - GABLE/HIP
Interior Wall	2 - WALL BD/WD 5 - DRYWALL	Percentage	50.0 50.0
Floor	14 - CARPET INV	Percentage	100.0
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Air Conditioning	1 - NONE	Actual Year Built	1914
Bedrooms	2	Bathrooms	2
Construction Quality	2 - POOR	Effective Year Built	1950
Fixtures	9	Rooms	5
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1300.0	1300.0	1300.0	1300.0
FEP	54.0	27.0	54.0	54.0
Total	1,354.00	1,327.00	1,354.00	1,354.00
	Value	Rate	Rate	Rate
	\$256,190	189.21	193.06	189.21

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex IV™

Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE	Building Number	1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$700	700.00		

Extra Feature Occurrence 2

XFOB Code	104 - SHED A	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	522			
Total	522.00			
	Value	Rate	Rate	Rate
	\$1,810	3.47		

Abstract Summary

Code	Classification	Actual Value	Taxable	Actual	Taxable
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Property Record Card

Eagle

Abstract Summary

			Value	Override	Override
1112	SINGLE FAM.RES.-LAND	\$219,830	\$15,280	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$258,700	\$17,980	NA	NA
Total		\$478,530	\$33,260	NA	NA

Property Record Card

Eagle

HANSEN, MATT & BETH

PO BOX 2354
VAIL, CO 81658-2354

Account: R060877

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.086

Parcel: 2103-263-11-009

Situs Address:
82 TOLEDO AVE
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$263,800	N/A
Single Family Residence (1)	\$1,295,930	\$1,001,640
Extra Feature (1)	\$3,520	N/A
Total	\$1,563,250	\$1,268,960

Legal Description

Subdivision: BOOCO Block: D Lot: 9 AND:- Lot: 10
R865182 EAS 01-15-04



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201804577	03/27/2018	SWD	QV	Y	\$255,000	103.45	\$255,000	103.45	\$255,000	103.45
201010093	05/27/2010	QCD	UI	Y	\$50,000	527.60	\$50,000	527.60	\$50,000	527.60
200814262	06/26/2008	WD	UI	Y	\$60,000	2114.93	\$60,000	2114.93	\$60,000	2114.93
B: 0133 P: 0302	11/08/1948	WD		N	\$5,500	23072.00	\$5,500	23072.00	\$5,500	23072.00

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.086	Location Adjustment	120

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	3746			

Property Record Card

Eagle

Land Occurrence 1

Total		3,746.00		
	Value	Rate	Rate	Rate
	\$263,800	70.42		

Single Family Residence Occurrence 1

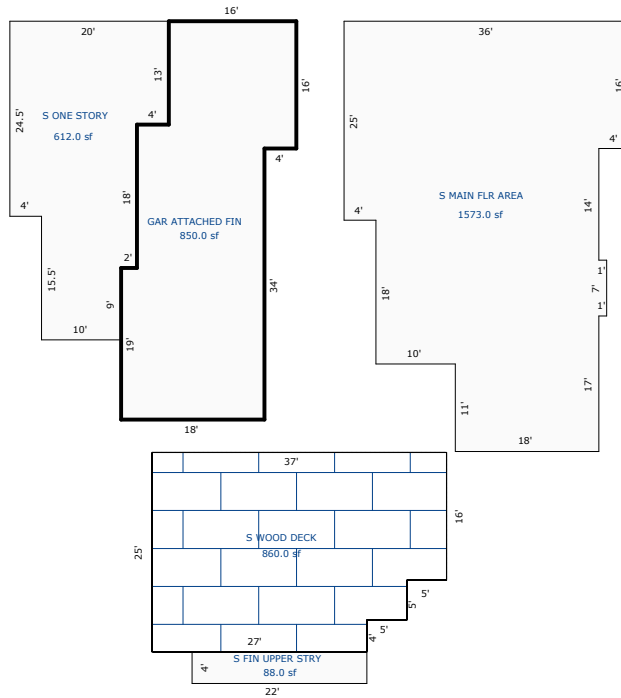
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100
Use Code	1000 - RESIDENTIAL	Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE
Building Type	121200 - SFR	Arch Style	4 - 2 1/2 STY
Exterior Wall	6 - BD/BATTEN 21 - STONE 24 - CORG METAL	Percentage	50 10 40
Roof Cover	5 - METAL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100
Floor	14 - CARPET INV 12 - HARDWOOD	Percentage	40 60
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Actual Year Built	2019	Bedrooms	3
Bathrooms	3.5	Construction Quality	4 - AVERAGE
Effective Year Built	2019	Fixtures	17
Rooms	8	Units	1
Units	1	Super Neighborhood	300 - MINTURN / REDCLIFF
Stories	2.5 - STORIES 2.5	Use Code	1000 - RESIDENTIAL
Garage	3 - GARAGE 801-950		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1573.0	1573.0	1573.0	1573.0
FUS	88.0	88.0	88.0	88.0
GAF	850.0			850.0
ONE	612.0	612.0	612.0	612.0
WDD	860.0	172.0		860.0
Total	3,983.00	2,445.00	2,273.00	3,983.00
	Value	Rate	Rate	Rate
	\$1,001,640	251.48	409.67	440.67

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

XFOB Code	110 - FIREPL. A.	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100	Use Code	1000 - RESIDENTIAL
Neighborhood	318 - MINTURN MIX USE N OF MEEK AVE	Building Number	1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$3,520	3,520.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$263,800	\$18,330	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$1,299,450	\$90,310	\$1,005,160	\$69,860
Total		\$1,563,250	\$108,640	\$1,268,960	\$88,190

Property Record Card

Eagle

A & M LLC
 PO BOX 4115
 VAIL, CO 81658-4115

Account: R064879
 Tax Area: 024 - MINTURN (TOWN)
 - 024
 Acres: 0.016

Parcel: 2103-263-36-001
 Situs Address:
 167 WILLIAMS ST #1
 MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$0	N/A
Commercial (1)	\$359,990	N/A
Total	\$359,990	\$359,990

Legal Description

Subdivision: HOTEL MINTURN Unit: 1



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201307313	04/10/2013	WD	QV	Y	\$440,000	89.09	\$425,000	92.24	\$425,000	92.24

Land Occurrence 1

Abstract Code	2115 - LODGING-LAND	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	9280001 - COMMERCIAL CONDO LAND	Super Neighborhood	6000 - HOTELS
Size	714		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	714			
Total	714.00			
	Value	Rate	Rate	Rate
	\$0			

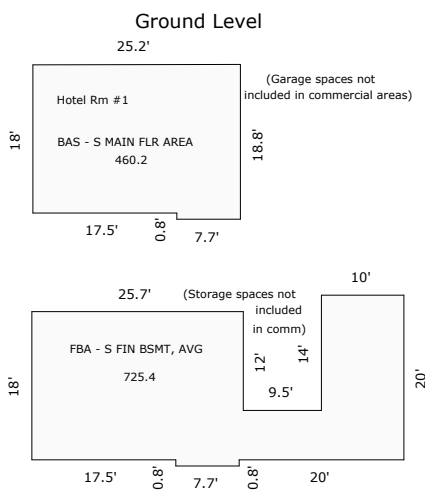
Property Record Card

Eagle

Commercial Occurrence 1

Abstract Code	2215 - LODGING-IMPROVEMENTS	Percentage	100
Use Code	2000 - COMMERCIAL	Neighborhood	9232037 - CC-MINTURN LOFTS
Building Type	224500 - Commercial Condo	Arch Style	119 - CC-Lodging
Exterior Wall	14 - WOOD SIDNG 16 - FRM STUCCO	Percentage	70 30
Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100	Floor Cover	14 - CARPET INV 12 - HARD WOOD
Percentage	70 30	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	1 - NONE
Actual Year Built	2010	Bedrooms	3
Bathrooms	4	Construction Quality	4 - AVERAGE
Effective Year Built	2010	Fixtures	12
Rooms	4	Units	4
Bathrooms	4	Bedrooms	3
Actual Year Built	2010	Effective Year Built	2010
Units	4	Stories	2 - STORIES 2.0
Use Code	2000 - COMMERCIAL		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1335.0	1335.0	1335.0	1335.0
FBA	725.4	435.2	725.4	725.4
Total	2,060.40	1,770.20	2,060.40	2,060.40
	Value	Rate	Rate	Rate
	\$359,990	174.72	203.36	174.72



Upper level (3rd Story), loft, 2 garage spaces, and 2 bsmt storage units are all residential (June 2012)

Sketch by Apex Medina™

Abstract Summary

Code	Classification	Actual Value	Taxable	Actual	Taxable
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Property Record Card

Eagle

Abstract Summary

			Value	Override	Override
2115	LODGING-LAND	\$0	\$0	NA	NA
2215	LODGING-IMPROVEMENTS	\$359,990	\$104,400	\$392,000	\$113,680
Total		\$359,990	\$104,400	\$392,000	\$113,680

Property Record Card

Eagle

191 MAIN ST LLC

PO BOX 580
MINTURN, CO 81645-0580

Account: R066959

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.168

Parcel: 2103-263-11-010

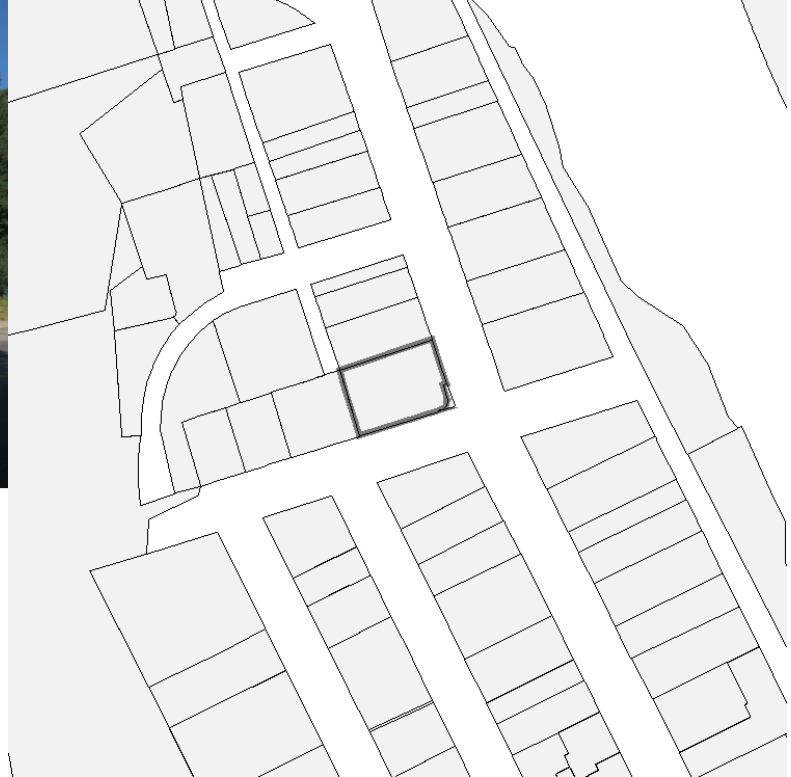
Situs Address:
000191 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Commercial Land (1)	\$186,660	N/A
Commercial (1)	\$204,770	N/A
Total	\$391,430	\$391,430

Legal Description

Subdivision: BOOCO Block: D Lot: 1 THRU:- Lot: 3 PART OF



Public Remarks

Entry Date	Model	Remark
01/15/2002	Commercial Occurrence 1	OUT OF EXEMPT. TAXABLE 363 DAYS 2002. MDC 1/15/02.

Commercial Land Occurrence 1

Abstract Code	2112 - MERCHANDISING-LAND	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Land Code	5066 - MINTURN COMMERCIAL	Super Neighborhood	2300 - MINTURN / REDCLIFF COMMERCIAL
Size	0.168	Zoning	13 - COMM

Commercial Occurrence 1

Abstract Code	2212 - MERCHANDISING-IMPROVEMENT	Percentage	100.0
Use Code	2000 - COMMERCIAL	Neighborhood	20319 - MINTURN COMM
Building Type	221200 - MERCHANDSNG	Arch Style	42 - RETAIL
Exterior Wall	14 - WOOD SIDNG	Percentage	100.0

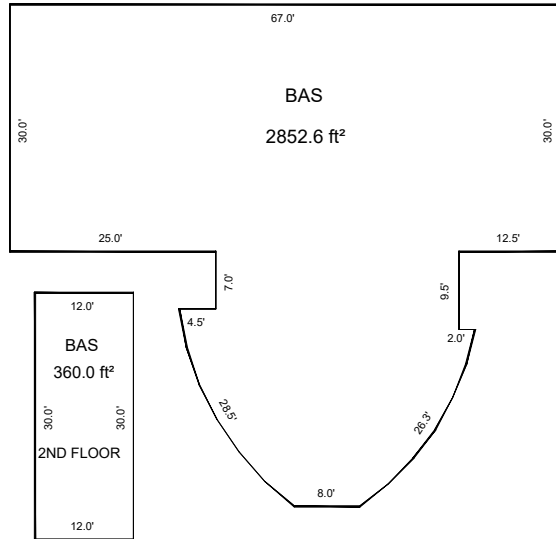
Property Record Card

Eagle

Commercial Occurrence 1

Roof Structure	3 - GABLE/HIP	Interior Wall	5 - DRYWALL
Percentage	100	Floor Cover	9 - PINE WOOD 8 - VINYL
Percentage	80.0 20.0	Heating Fuel	3 - GAS
Heating Type	3 - FORCE AIR	Air Conditioning	1 - NONE
Actual Year Built	1910	Bedrooms	1
Bathrooms	1	Construction Quality	3 - FAIR
Effective Year Built	2000	Fixtures	5
Rooms	4	Units	1
Bathrooms	1	Bedrooms	1
Actual Year Built	1910	Effective Year Built	2000
Functional Obsolescence	75	Special Code	9 - COVID ADJ
Units	1	Stories	1 - STORIES 1.0
Use Code	2000 - COMMERCIAL	Garage	0 - NO GARAGE

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	3212.6	3212.6	3212.6	3212.6
FM1				
Total	3,212.60	3,212.60	3,212.60	3,212.60
	Value	Rate	Rate	Rate
	\$204,770	63.74	63.74	63.74



Sketch by Apex IV™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
2112	MERCHANDISING-LAND	\$186,660	\$54,130	NA	NA
2212	MERCHANDISING-	\$204,770	\$59,380	NA	NA

Property Record Card

Eagle

Abstract Summary

	IMPROVEMENT			
Total		\$391,430	\$113,510	NA



To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: August 23, 2022
Agenda Item: HPC Applications/Forms

REQUEST:

Review and provide direction to staff on the draft forms and applications associated with Minturn’s historic preservation policy.

INTRODUCTION:

The forms created and eventually approved by the HPC will be the basis for communication between an applicant, homeowner, staff, HPC and Council.

ANALYSIS:

At the August 9, 2022 meeting, HPC gave direction to staff to come back with draft Historic Landmark Nomination and draft Certificate of Appropriateness forms for their review. These forms were to be based on Erie, CO forms while pulling inspiration from Buena Vista and Gunnison’s as well as following the requirements of our Code.

Forms are broken into categories depending on the process required. The Town will have the following processes:

- Nomination Form
- Relocation/Demolition/Alteration of Listed Properties Form
- Request for Exemption Form

Still to be generated is a Request for Exemption form.

COMMUNITY INPUT: Ongoing and encouraged

BUDGET / STAFF IMPACT: Increase – based on number of applications received.

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

RECOMMENDED ACTION OR PROPOSED MOTION:

Adopt forms for use in Minturn’s Historic Preservation Process.

ATTACHMENTS:

- Draft Historic Landmark Nomination Form
- Draft Certificate of Appropriateness Application
- Request for Exemption Form - Examples Pending



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

Section 3 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*) or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

1. Association with events that have made a significant contribution to history;
 - a. Is a site of a historic event that had an effect upon society; or
 - b. Exemplifies cultural, political, economic, or ethnic heritage of the Town.
2. Connection with persons significant in history.
3. Distinctive characteristics of a type, period, method of construction, or artisan:
 - a. Exemplifies specific elements of an architectural style or period;
 - b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - c. Demonstrates superior craftsmanship or high artistic value;
 - d. Represents a style that is particular to the Town;
 - e. Represents an innovation in construction, materials, or design; or
 - f. Represents a built environment of a group of people in an era of history.
4. Geographic importance:
 - a. Enhances the sense of identity of the Town or community; or
 - b. Is an established and familiar natural setting or visual feature of the Town or community.
5. Possibility to yield important information related to prehistory or history:
 - a. Addresses research questions or fills recognized data gaps;
 - b. Embodies construction, development, or design adaptations; or
 - c. Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria.

- Sec. 19-3-20 MMC



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 4 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

--

Address of Property

Street Address:

Legal Description of Property:

Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

Property Owner Information:

Name:

Mailing Address:

Email:	Phone:
--------	--------

Applicant Information (if different):

Name:

Mailing Address:

Email:	Phone:
--------	--------

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes / No (pick one)

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____	Planner: _____
----------------------	----------------

Historic Preservation Commission -	Approval	Denial
------------------------------------	----------	--------

Comments:



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 5 - Category and Resources:

Category of Nomination (check one):

- Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked?



HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 6 - Description:

Architectural Description:

If property is a building, please describe the predominate architectural style.

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

Signature:

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)?



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 1 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

--

Address of Property

Street Address:

--

Legal Description of Property:

--

Brief Description of Project:

--

Property Owner Information:

Name:

--

Mailing Address:

--

Email:

Phone:

--	--

Applicant Information (if different):

Name:

--

Mailing Address:

--

Email:

Phone:

--	--

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes / No (pick one)

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission -

Approval

Denial

Comments:

--



CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309

970-827-5645 | planner1@minturn.org

Section 2 - Impacts:

Detail the effects or impacts on the historic property or historic district that this project would cause.

Please Provide:

- Plans and specifications showing proposed exterior appearance:
 - Finishes
 - Materials
 - Samples of Materials
 - Architectural Design and Detail

Signature:



To: Historic Preservation Commission (“HPC”)
From: Michelle Metteer
Date: August 23, 2022
Agenda Item: Application Form Simulator

REQUEST:

Simulate filling out draft forms to best understand what forms are most appropriate associated with Minturn’s historic preservation policy.

INTRODUCTION:

The forms approved by the HPC will be the basis for communication between an applicant, homeowner, staff, HPC, and Council.

ANALYSIS:

It will be beneficial for HPC to fill out the draft forms in order to vet them for ease of understanding and deciding what is important to require.

COMMUNITY INPUT:

Ongoing

BUDGET / STAFF IMPACT:

N/A

STRATEGIC PLAN ALIGNMENT:

[PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT](#)

[SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”](#)

RECOMMENDED ACTION OR PROPOSED MOTION:

Review and fill out sample forms in agenda item 11.3.

ATTACHMENTS:

None

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org



Historic Preservation Commission
Chair – Ken Halliday
Vice Chair – Larry Stone
Tracy Andersen
Kenneth Howell
Kelly Toon

Memorandum

Date: August 19, 2022
To: Minturn Historic Preservation Commission
From: Madison Harris, Planner I
Re: Historic Preservation Update

162 Main Street

The property owner of 162 Main Street recently applied for a building permit to replace seven windows and enlarge two of the seven.

As required in Sec. 19-9-10 of the Minturn Municipal Code, the actual age of the structure was determined. The structure was originally built in 1898, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The deadline for any nomination application was August 15 at 5:00 pm. Since no application was submitted, the property owner can continue with the permitting process with Design Review and building permit.

Attachments:

- Certification of Posting

922 Main Street

The property owner of 922 Main Street recently applied for a building permit to replace the roof.

The structure was originally built in 1938, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on August 10, so any nomination must be applied for by August 24 at 5:00 pm otherwise it will be understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process for Design Review and building permit.

Attachments:

- Eagle County Property Record Card for 922 Main Street

542 Main Street

The property owner of 542 Main Street recently applied for a Design Review application to add a structure to the back of the property and connect the two via a breezeway.

The structure was originally built in 1935, thus surpassing the 75 year threshold and triggering the requirement of posting a sign on the property detailing that an application for alteration has been submitted, and that the structure is eligible for nomination to be designated as a historic property.

The sign was posted on August 11, so any nomination must be applied for by August 25 at 5:00 pm otherwise it will be understood that the desire is not to designate this property or structure as historic and the property owner can commence with the regular application process for Design Review and building permit.

Attachments:

- Minturn Historic Photo Inventory 542 Main Street
- Eagle County Property Record Card for 542 Main Street

100 Block Design Guidelines

At their regular meeting on August 17, 2022, the Town Council decided to continue Ordinance 11 - Series 2022 to September 7, 2022 to allow staff and consultants time to make final edits based on their discussion at the meeting and present a clean draft for adoption on September 7. Staff is working diligently with Cheney Bostic, StudioSeed, the Town Engineer, CDOT, the Fire Department, and other various people to bring forth usable guidelines that give clear direction to any property owner that wants to do something on their property.

Ordinance 14 - Series 2022

Due to the 100 Block Design Guidelines being continued to September 7, 2022, the Council elected to enact an emergency moratorium to extend the Design Review Guidelines moratorium which placed a moratorium on the acceptance and processing of applications for design review, conditional use review, limited use review or the processing and issuance of a business license for non-retail and non-commercial accommodation uses on the street level within the 100 Block. Originally this moratorium was set to expire August 31, 2022, and it has now been extended until September 23, 2022. This was the only moratorium that was extended. The demolition moratorium for the 100 Block is set to expire on August 31, 2022.

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645
Planner1@minturn.org
970-827-5645



Minturn Historic Preservation Commission
Chair – Ken Halliday
Vice-Chair – Larry Stone
Tracy Andersen
Kenneth Howell
Kelly Toon

Sworn Certification of Posting

I, GORDON FLAHERTY, in accordance with the Minturn Municipal Code
name
Section 19-9-10 posted a sign to the property 162 MAIN ST from
Property address
08-01-22 to 08-16-22 stating that an application for alteration has been
Starting date *Ending date*
submitted to the Town, and that my property might be eligible for nomination to be designated as
a historic property under Chapter 19 of the MMC, and that any qualified person desiring to
submit an application for nomination must do so by 08-16-2022 at 5:00 PM to
Deadline Date *Time*
the Town.

I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge,
true and correct.

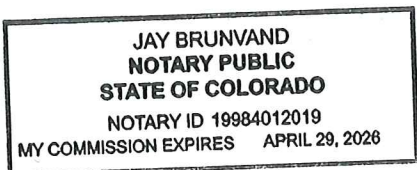
Signature: Gordon Flaherty Date: 08-17-2022

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

The foregoing Statement was acknowledged before me this 17 day of August,
2022 by Gordon Flaherty.

Witness my hand and official seal.
My commission expires: 4/29/26.

{S E A L}



[Signature]
Notary Public

Property Record Card

Eagle

**SULLIVAN, THOMAS S. &
CATHERINE F.**

PO BOX 820
MINTURN, CO 81645-0820

Account: R004550

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.161

Parcel: 2103-351-02-012

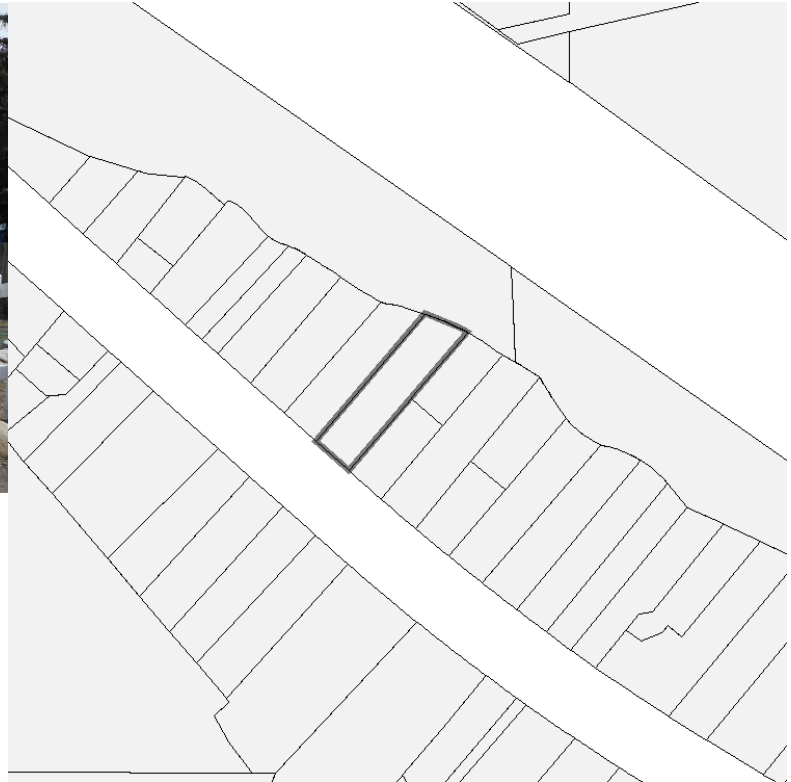
Situs Address:
000922 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$272,100	N/A
Single Family Residence (1)	\$307,320	N/A
Total	\$579,420	\$579,420

Legal Description

Subdivision: SOUTH MINTURN ADDITION Lot: 42
 BK-0189 PG-0181 QCD 05-00-66
 BK-0267 PG-0397 MAP 03-01-78
 BK-0435 PG-0526 QCD 08-29-85
 BK-0436 PG-0310 QCD 11-01-85
 BK-0476 PG-0210 PTD 12-29-87
 BK-0487 PG-0006 QCD 12-30-87
 BK-0511 PG-0684 QCD 08-28-88
 BK-0511 PG-0685 QCD 08-28-88
 BK-0511 PG-0686 QCD 08-28-88
 BK-0511 PG-0687 QCD 06-20-88
 BK-0547 PG-0981 QCD 02-07-91
 R883432 DC 03-01-01
 R890106 QCD 08-28-04
 R899588 EAS 12-03-04



Public Remarks

Entry Date	Model	Remark
	Single Family Residence Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
200724523	09/05/2007	WD	QV	Y	\$500,000	115.88	\$500,000	115.88	\$500,000	115.88

Land Occurrence 1

Abstract Code	Percentage
1112 - SINGLE FAM.RES.-LAND	100.0

Property Record Card

Eagle

Land Occurrence 1

Use Code	1000 - RESIDENTIAL	Neighborhood	326 - SOUTH MINTURN
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.161	Zoning	1 - R1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	7013			
Total	7,013.00			
	Value	Rate	Rate	Rate
	\$272,100	38.80		

Single Family Residence Occurrence 1

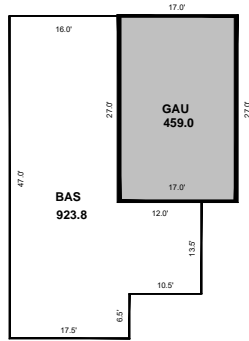
Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	326 - SOUTH MINTURN
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	8 - WD SID LOW	Percentage	100
Roof Cover	6 - ASP SHINGL	Roof Structure	3 - GABLE/HIP
Interior Wall	2 - WALL BD/WD	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	14 - WL/FLR FRN
Air Conditioning	1 - NONE	Actual Year Built	1938
Bedrooms	3	Bathrooms	1
Construction Quality	3 - FAIR	Effective Year Built	1990
Fixtures	5	Rooms	5
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	1.5 - GARAGE 351-500

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	923.8	923.8	923.8	923.8
GAU	459.0			459.0
Total	1,382.80	923.80	923.80	1,382.80
	Value	Rate	Rate	Rate
	\$307,320	222.24	332.67	222.24

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex IV™

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$272,100	\$18,910	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$307,320	\$21,360	NA	NA
Total		\$579,420	\$40,270	NA	NA



Address: 542 Main Street
Built: 1935
Style: Folk Victorian
Characteristics: Hipped metal roof; gabled dormer over door; wood siding

Property Record Card

Eagle

KEOGH, LISA LYNN

PO BOX 262365
PLANO, TX 75026-2365

Account: R058176

Tax Area: 024 - MINTURN (TOWN)
- 024

Acres: 0.185

Parcel: 2103-263-01-013

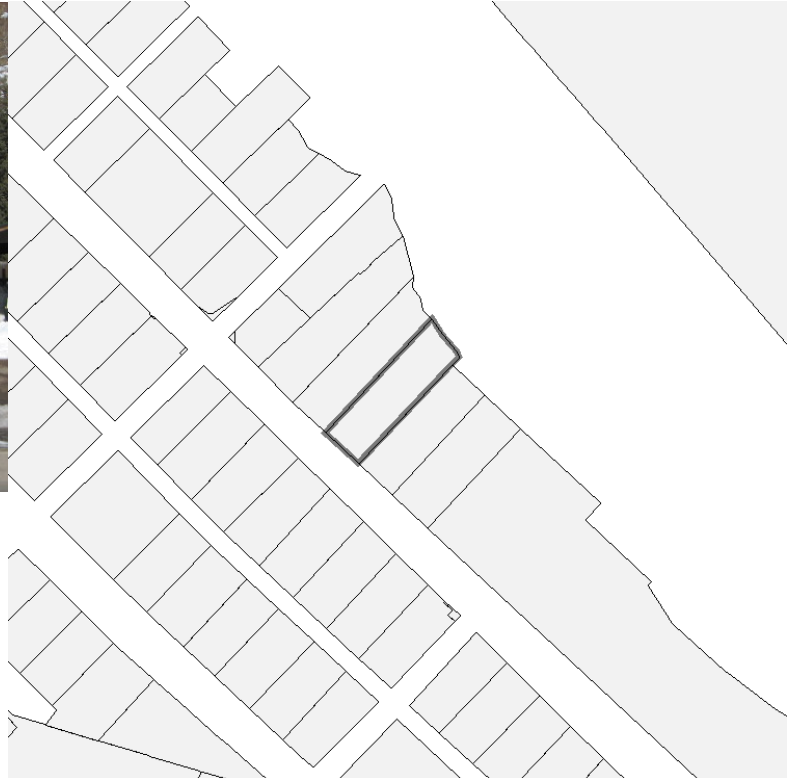
Situs Address:
000542 MAIN ST
MINTURN AREA, 0

Value Summary

Value By:	Market	Override
Land (1)	\$285,330	N/A
Single Family Residence (1)	\$503,490	N/A
Extra Feature (1)	\$1,340	N/A
Total	\$790,160	\$790,160

Legal Description

Section: 26 Township: 5 Range: 81 PCLIN SE1/4SW1/4 Subdivision:
BOOCO 2ND Block: 3 Lot: 4
BK-0624 PG-0498 QCD 11-04-93
BK-0689 PG-0929 SWD 03-07-96
R775329 QCD 11-02-01
R899588 EAS 12-03-04
R925684 QCD 07-06-05
R925685 QCD 06-21-05



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
201912094	07/31/2019	WD	QV	Y	\$749,500	105.42	\$749,500	105.42	\$873,167	90.49
201309127	05/07/2013	WD	QV	Y	\$562,500	140.47	\$562,500	140.47	\$562,500	140.47
904532	01/20/2005	WD		Y	\$540,000	146.33	\$540,000	146.33	\$540,000	146.33
721712	01/31/2000	WD		N	\$327,500	241.27	\$327,500	241.27	\$327,500	241.27
B: 0665 P: 0538	04/14/1995	WD		N	\$190,000	415.87	\$190,000	415.87	\$190,000	415.87
B: 0644 P: 0402	06/30/1994	WD		N	\$156,000	506.51	\$156,000	506.51	\$156,000	506.51
B: 0565 P: 0705	10/24/1991	WD		N	\$125,000	632.13	\$125,000	632.13	\$125,000	632.13
B: 0314 P: 0760	12/12/1980	WD		N	\$77,000	1026.18	\$77,000	1026.18	\$77,000	1026.18

Land Occurrence 1

Abstract Code	1112 - SINGLE FAM.RES.-LAND	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	324 - MINTURN S OF MEEK AVE
Land Code	7355 - MINTURN	Super Neighborhood	300 - MINTURN / REDCLIFF
Size	0.185	Zoning	1 - R1

Property Record Card

Eagle

Land Occurrence 1

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Land S	8059			
Total	8,059.00			
	Value	Rate	Rate	Rate
	\$285,330	35.41		

Single Family Residence Occurrence 1

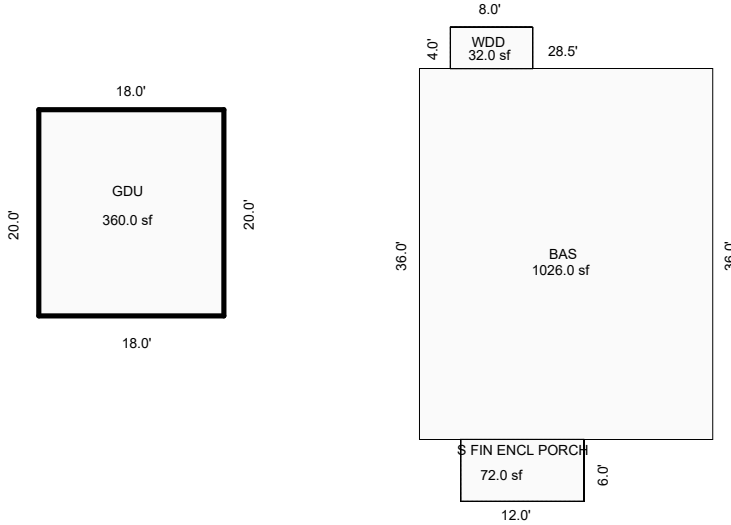
Abstract Code	1212 - SINGLE FAM.RES- IMPROVEMTS	Percentage	100.0
Use Code	1000 - RESIDENTIAL	Neighborhood	324 - MINTURN S OF MEEK AVE
Building Type	121200 - SFR	Arch Style	1 - 1 STORY
Exterior Wall	14 - WD SID AVG	Percentage	100.0
Roof Cover	5 - METAL	Roof Structure	3 - GABLE/HIP
Interior Wall	5 - DRYWALL	Percentage	100.0
Floor	8 - SHT VINYL 14 - CARPET INV	Percentage	20.0 80.0
Heating Fuel	3 - GAS	Heating Type	5 - HT WTR B/B
Air Conditioning	1 - NONE	Actual Year Built	1935
Bedrooms	2	Bathrooms	2
Construction Quality	3 - FAIR	Effective Year Built	2000
Fixtures	8	Rooms	4
Units	1	Units	1
Super Neighborhood	300 - MINTURN / REDCLIFF	Stories	1 - STORIES 1.0
Use Code	1000 - RESIDENTIAL	Garage	1.5 - GARAGE 351-500

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS	1026.0	1026.0	1026.0	1026.0
FEP	72.0	36.0	72.0	72.0
GDU	360.0			360.0
WDD	32.0	6.4		32.0
Total	1,490.00	1,068.40	1,098.00	1,490.00
	Value	Rate	Rate	Rate
	\$503,490	337.91	471.26	458.55

Property Record Card

Eagle

Single Family Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

XFOB Code	200 - WOOD STV A	Abstract Code	1212 - SINGLE FAM.RES-IMPROVEMTS
Percentage	100.0	Use Code	1000 - RESIDENTIAL
Neighborhood	324 - MINTURN S OF MEEK AVE	Building Number	0

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
XFOB Units	1			
Total	1.00			
	Value	Rate	Rate	Rate
	\$1,340	1,340.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAM.RES.-LAND	\$285,330	\$19,830	NA	NA
1212	SINGLE FAM.RES-IMPROVEMTS	\$504,830	\$35,090	NA	NA
Total		\$790,160	\$54,920	NA	NA