

LZB093W01001

CLARY SCOTT W CHRISTINE

4848 S MOLSTEADS LN

555

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
LZB093W01001
Parent Parcel Number

OWNERSHIP
CLARY SCOTT W CHRISTINE
1890 WYNKOOP #704
DENVER, CO 80202

Tax ID 137462

TRANSFER OF OWNERSHIP

Printed 07/26/2012 Card No. 1

of 1

Property Address
4848 S MOLSTEADS LN

BLUE CREEK BAY
01 49N 03W

Neighborhood
6000 E SIDE CDA LAKE FLOATHOUSES

Property Class
555 555- Floathouse-Boathouse

TAXING DISTRICT INFORMATION

Jurisdiction 28

Area 001

District 020000

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2008	01/01/2008	01/01/2009	01/01/2010	01/01/2011	01/01/2012	Worksheet
Reason for Change	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	
VALUATION	L 0	0	0	0	0	0	0
Market Value	B 107140	107140	79770	80344	67094	62358	40946
	T 107140	107140	79770	80344	67094	62358	40946

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth Factor	Rate	Rate	Value	Factor	
-Or-	-Or-	-Or-	-Or-					
Frontage	Frontage	Depth	Square Feet					

IMP: IMPROVEMENT INFORMATION
TLR-07/12 This float home is being reconstructed. The old structure is to be demolished when the new structure is complete. Per confirmation with Dept of Lands. See AS-07
LAND: LAND INFORMATION
SITUS #141026
RY08: REVAL
TLR 04/08
RY13: REVAL
TLR-07/12

IMPROVEMENT DATA

L2B093W01001 Property Class: 555
4848 S MOUNTAINS LN

PHYSICAL CHARACTERISTICS

Style: 11 Low/Fair 1 Story <1989
Occupancy: Other residential

Story Height: 1.0
Finished Area: 748

Attic: None
Basement: None

ROOFING
Material: Corrugated iron
Type: Gable

Framing: Std for class
Pitch: Low 4/12 or less

FLOORING

Sub and joists 1.0, 1.5
Base Allowance 1.0, 1.5

EXTERIOR COVER
Metal galvanized 1.0, 1.5

INTERIOR FINISH
Paneling 1.0, 1.5

ACCOMMODATIONS

Finished Rooms 4
Bedrooms 2

HEATING AND AIR CONDITIONING

Lower Full Part
/Bsmt 1 Upper Upper

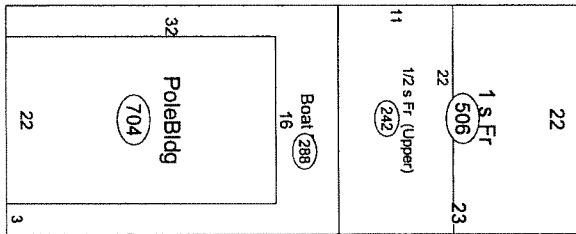
PLUMBING

3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1

TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



SPECIAL FEATURES

Description	Value
D : OVEN/CMB	600
01 : ELBSERV	1232
02 : PILINGS	2000

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Conet Type	Grade	Year Eff	Const	Year Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Value
D	DWELL	0.00			Low	1940	1995	PR 0.00	Y	0.00	748	36110	17	0	91 100 27482
01	POLEBLDG	12.00			Fair	1940	1995	PR 12.92	Y	9.04	22x 32	7230	17	0	97 100 5820
02	BOATD	0.00			Low	1940	1995	PR 26.00	Y	26.00	3x 26	9490	17	0	97 100 7644

Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame w/sh	506	1.0	506	37400
1 Wood frame w/sh	242	1.5	242	2350

0 Crawl -1170

TOTAL BASE 38580

Row Type Adjustment 1.00%

SUB-TOTAL 38580

0 Interior Finish	5680
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	0
Frame/Siding/Roof	180
Plumbing Fixt: 5	1860
Other Features	600

Exterior Features	Value
Garages	0
0 Integral	0
0 Att Garage	0
0 Alt Carports	0
0 Bmt Garage	0
Ext Features	0

SUB-TOTAL 46900

Quality Class/Grade Low

GRADE ADJUSTED VALUE 36110

(LCM: 100.00)