

Property Record Card

OURAY Ouray County

RIDGWAY SCHOOLS

PO BOX 230
RIDGWAY, CO 81432-0230

Account: R000345

RIDGWAY SCHOOLS
Tax Area: 201 - 201

Acres: 14.864

Parcel: 430517404002

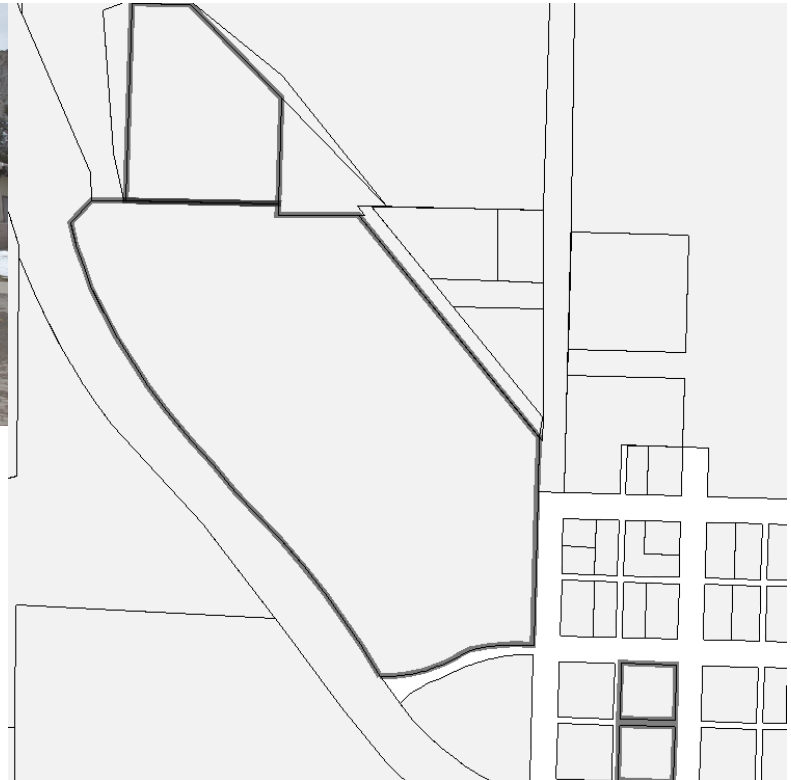
Situs Address:
1115 CLINTON ST
Ridgway, 81432

Value Summary

Value By:	Market	Override
Land (1)	\$156,070	N/A
Land (2)	\$399,250	N/A
Commercial (1)	\$2,260,510	N/A
Commercial (2)	\$2,056,500	N/A
Commercial (3)	\$131,100	N/A
Residence (1)	\$139,300	N/A
Extra Feature (1)	\$30,190	N/A
Extra Feature (2)	\$5,800	N/A
Extra Feature (3)	\$34,840	N/A
Total	\$5,213,560	\$5,213,560

Legal Description

Subd: TOWN OF RIDGWAY Lot: 1 Block: 3 Subd: TOWN OF RIDGWAY Lot: 2 Block: 3 Subd: TOWN OF RIDGWAY Lot: 3 Block: 3 Subd: TOWN OF RIDGWAY Lot: 4 Block: 3 Subd: TOWN OF RIDGWAY Lot: 5 Block: 3 Subd: TOWN OF RIDGWAY Lot: 16 Block: 3 Subd: TOWN OF RIDGWAY Lot: 17 Block: 3 Subd: TOWN OF RIDGWAY Lot: 18 Block: 3 Subd: TOWN OF RIDGWAY Lot: 19 Block: 3 Subd: TOWN OF RIDGWAY Lot: 20 Block: 3 S: 17 T: 45 R: 8 PT OF SW1/4NE1/4 12.73 AC 17-45-8 & PT OF NW1/4SE1/4 2.25 AC 17-45-8



Land Occurrence 1

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
AC	14.864			
Total	14.864			
	Value	Rate	Rate	Rate
	\$156,070	10,502.69		

Land Occurrence 2

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Land Occurrence 2

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
SF	40328			
Total	40,328.00			
	Value	Rate	Rate	Rate
	\$399,250	9.90		

Commercial Occurrence 1

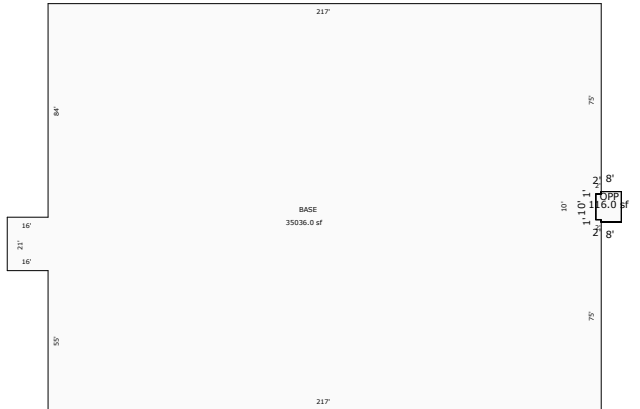
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	900090 - SCHL S AV
Architecture Style	5 - COMM S	Exterior Wall	19 - METAL 12 - BRICK
Roof Cover	1 - METAL	Roof Structure	1 - FLAT
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	4 - AVERAGE	RMS	0
Bedrooms	0	Baths	0
Actual Year Built	1940	Effective Year Built	1995
Neighborhood	2000200 - R RES 2A	Air Conditioning	0 - N/A
Ceiling	0 - N/A	Depreciation 06	1995 - DEPR06
Economic Obsolescence	0	Fixtures	0 - FIXT
Frame	0 - N/A	Functional Obsolescence	0
Height	0 - HGHT	Plumbing	0
Foundation	1	Use	9000 - EXEMPT PRO

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
BAS - Base	35036.0	35036.0	35036.0	35036.0
OPP - Open Porch	34.8			116.0
Total	35,070.80	35,036.00	35,036.00	35,152.00
	Value	Rate	Rate	Rate
	\$2,260,510	64.46	64.52	64.31

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Commercial Occurrence 1



Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 2

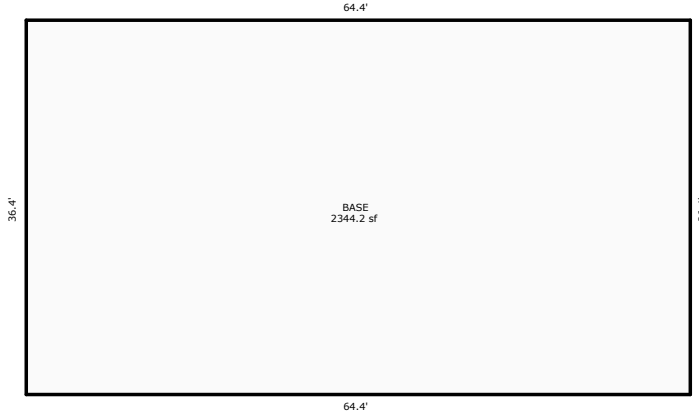
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	900090 - SCHL S AV
Architecture Style	5 - COMM S	Exterior Wall	19 - METAL 12 - BRICK
Roof Cover	5 - GALV MTL	Roof Structure	8 - ARCH
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	4 - AVERAGE	Bedrooms	0
Baths	0	Actual Year Built	1997
Effective Year Built	2005	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06	Use	9000 - EXEMPT PRO

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
BAS - Base	23165.2	23165.2	23165.2	23165.2
OPP - Open Porch	180.4			601.4
Total	23,345.60	23,165.20	23,165.20	23,766.60
	Value	Rate	Rate	Rate
	\$2,056,500	88.09	88.78	86.53

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Commercial Occurrence 3



Sketch by Apex Sketch v5 Pro™

Residence Occurrence 1

Abstract Code	9270 - EXEMPT - CHARITABLE - RESIDENTIAL-IMPS	Base Value	121215 - RIDGWAY Q5 FAIR
Architecture Style	9 - 1-1/2 STY	Exterior Wall	5 - STUCCO (F)
Roof Cover	9 - PRO PANEL	Roof Structure	6 - GABEL MED
Interior Wall	1 - DRYWALL	Floor	1 - WDJST PLYW
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	3 - C-4	Bedrooms	1
Baths	1	Actual Year Built	1950
Effective Year Built	1990	Neighborhood	2000200 - R RES 2A
Depreciation 05	1990 - DEPR05	Use	9000 - EXPEMT PROPERTY

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
BAS - Base	1076.0	1076.0	1076.0	1076.0
FAT - Finished Attic	205	455	455	455
OPP - Open Porch	2			18
STG - Storage	12			240
Total	1,294.60	1,531.00	1,531.00	1,789.00
	Value	Rate	Rate	Rate
	\$139,300	107.60	90.99	77.86

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Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

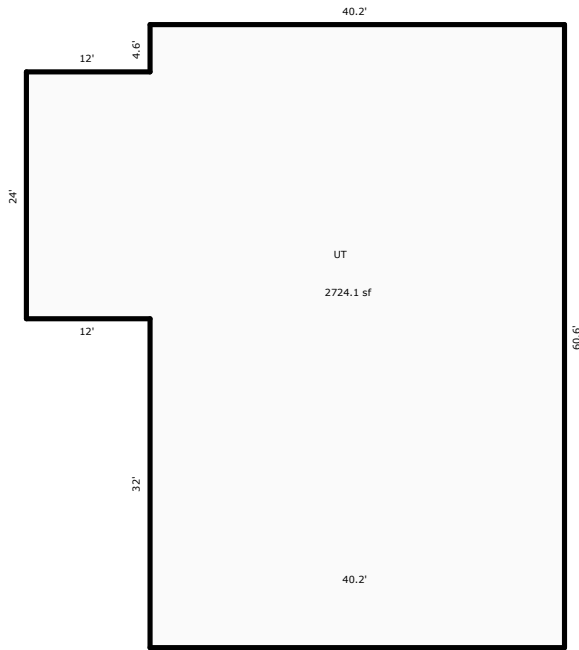
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Neighborhood	2000200 - R RES 2A
Depreciation 06	2000 - DEPR06	Use	9000 - EXPEMT PROPERTY
XFOB Label	Maintenance Building		

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
UT	2724.1			
Total	2,724.10			
	Value	Rate	Rate	Rate
	\$30,190	11.08		

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Extra Feature Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 2

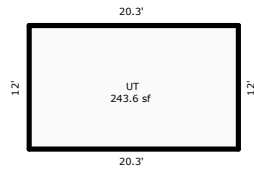
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06	Use	9000 - EXPEMT PROPERTY
XFOB Label	Bus Shed		

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
UT	243.6			
Total	243.60			
	Value	Rate	Rate	Rate
	\$5,800	23.81		

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Extra Feature Occurrence 2



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 3

Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06	XFOB Label	Playground Equipment

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
UT	2			
Total	2.00			
	Value	Rate	Rate	Rate
	\$34,840	17,420.00		

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
9140	EXEMPT-POLITICAL SUBD-RESIDENTIAL-LAND	\$399,250	\$28,550	NA	NA
9149	EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-LAND	\$156,070	\$45,260	NA	NA
9249	EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	\$4,518,940	\$1,310,490	NA	NA
9270	EXEMPT - CHARITABLE - RESIDENTIAL-IMPS	\$139,300	\$9,960	NA	NA
Total		\$5,213,560	\$1,394,260	NA	NA