

Property Record Card

OURAY Ouray County

OURAY COUNTY SCHOOL DISTRICT R-2

1115 WEST CLINTON
RIDGWAY, CO 81432

Account: R005433

Tax Area: 201 - 201
Acres: 23.030

Parcel: 430508413002

Situs Address:
1200 GREEN ST
Ridgway, 81432

Value Summary

Value By:	Market	Override
Land (1)	\$241,820	N/A
Commercial (1)	\$7,119,390	N/A
Extra Feature (1)	\$29,940	N/A
Total	\$7,391,150	\$7,391,150

Legal Description

SCHOOL ADDITION TO THE TOWN OF RIDGWAY PLAT 180714 S:
8 T: 45 R: 8 PARCEL IN SE1/4 S: 9 T: 45 R: 8 PARCEL IN SW1/4



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
184888	06/10/2004	WD	UI	Y	\$495,000	48.85	\$495,000	48.85	\$495,000	48.85
180714	04/17/2004	MI	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A

Land Occurrence 1

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
AC	23.03			
Total	23.03			
	Value	Rate	Rate	Rate
	\$241,820	10,500.22		

Commercial Occurrence 1

Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	900280 - SCHL C AV
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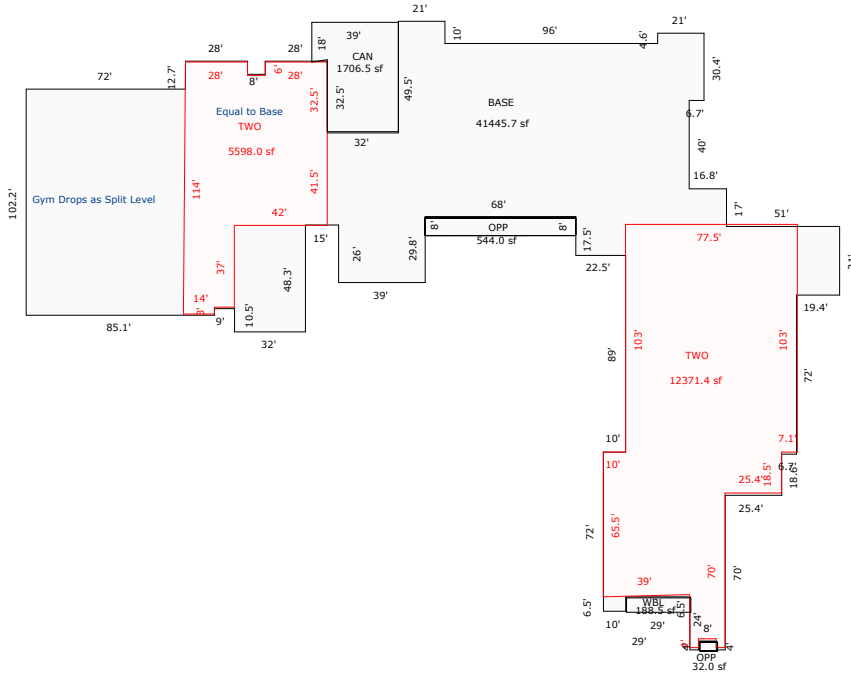
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Commercial Occurrence 1

Architecture Style	3 - COMM C	Exterior Wall	12 - BRICK
Roof Cover	7 - ASPH/GRAV	Roof Structure	1 - FLAT
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	4 - HWT. B B
Condition	3 - GOOD	Actual Year Built	2006
Effective Year Built	2010	Neighborhood	2000200 - R RES 2A
Depreciation 06	2010 - DEPR06		

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
WBL - Wood Balcony	37.7			188.5
BAS - Base	41445.7	41445.7	41445.7	41445.7
CAN - Canopy	256.0			1706.5
OPP - Open Porch	172.8			576.0
TWO - Second Floor	14375.5	17969.4	17969.4	17969.4
Total	56,287.70	59,415.10	59,415.10	61,886.10
	Value	Rate	Rate	Rate
	\$7,119,390	126.48	119.82	115.04



Extra Feature Occurrence 1

Abstract Code	9239 - EXEMPT-COUNTY-NON RESIDENTIAL-IMPS	Neighborhood	0 - N/A
Depreciation 06	2010 - DEPR06	Use	9000 - EXPEMPT PROPERTY
XFOB Label	equipment shed		

SubArea	ADJUSTED	HEATED	PRM	ACTUAL
UT	2400			
Total	2,400.00			
	Value	Rate	Rate	Rate

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Extra Feature Occurrence 1

\$29,940

12.48

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
9179	EXEMPT-CHARITABLE-NON RESIDENTIAL-LAND	\$241,820	\$70,130	NA	NA
9239	EXEMPT-COUNTY-NON RESIDENTIAL-IMPS	\$29,940	\$8,680	NA	NA
9249	EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	\$7,119,390	\$2,064,620	NA	NA
Total		\$7,391,150	\$2,143,430	NA	NA