



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025165

Address: 134 PORTER RANCH RD UNINCORPORATED, 80466

Parcel: 158101000024

Location: T1S - R72 W - S01 : TR, NBR 910 WALKER RANCH AREA

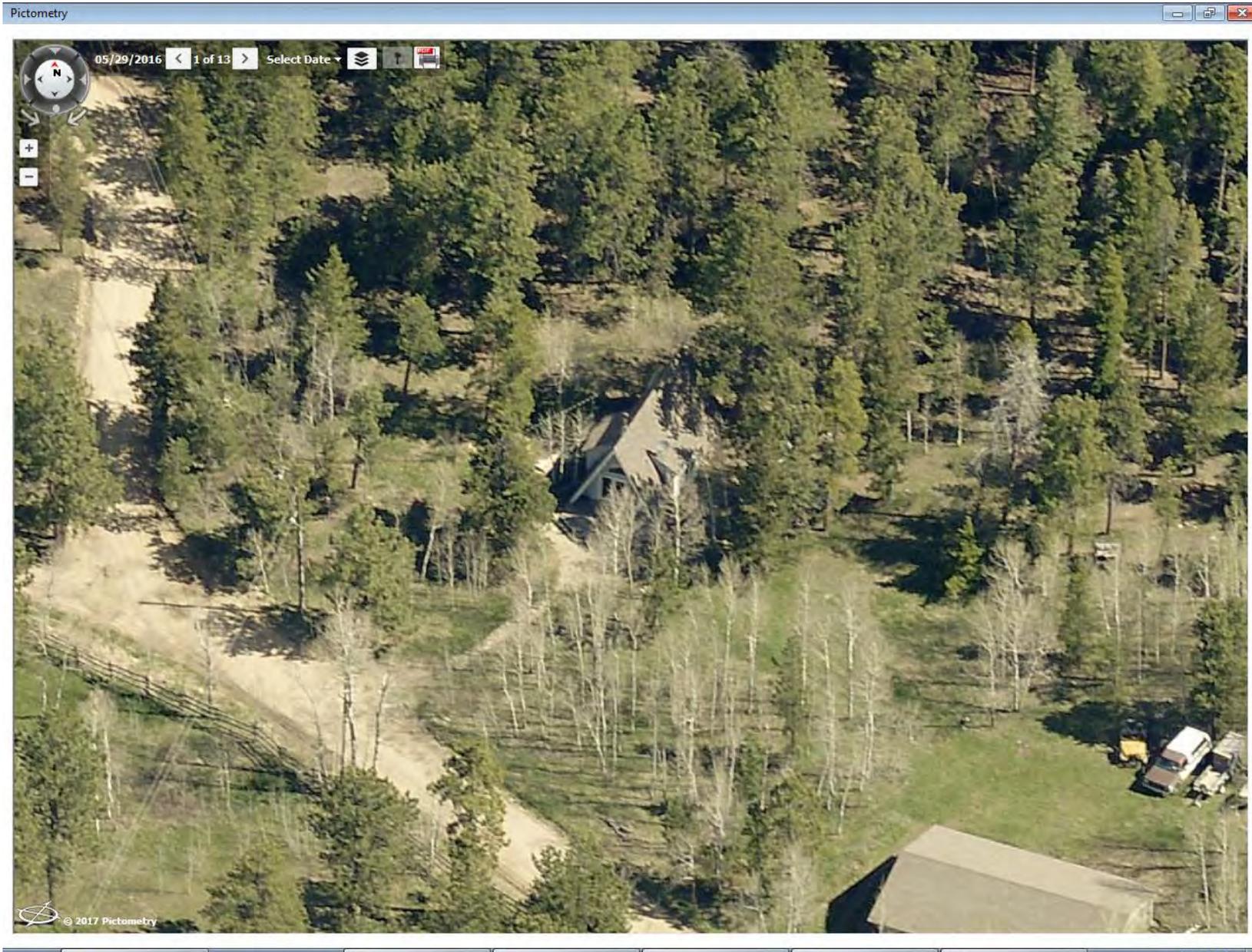
**Records: New Residence (BP-62-5885)
Electrical Service Change (BP-71-14047)
Accessory Agricultural Building (BP-86-0860)**

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1963/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		600 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		100 sq. ft.



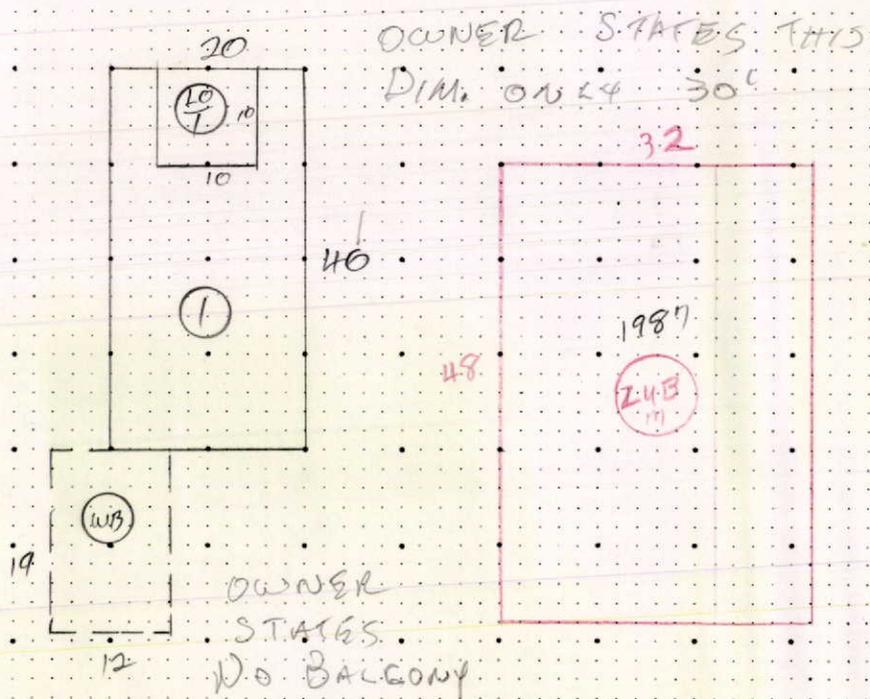
134 Porter Ranch Road



1-15-72

ID# 25165 1/1

SW 1/4 SW 1/4 1-15-72 3.10 ACS
PER REC 708913 08/27/85 BCR
SEE ID 25166



$1st = 40 \times 20 = 800$
 $2nd = 10 \times 10 = 100$
 $WB = 19 \times 12 = 228$
 $ZUB - m = 48 \times 32 = 1536$

VALS. CHANGED ON
 TUBE - CODES 9
 FOR VERIFICATION
 LATER 12-2-88 IDP,



APPRAISER BRB

DATE 2/24/87

QUALITY ADJUSTMENTS:
CA-DESIGN _____

CB-EXTERIOR _____

CC-INTERIOR _____

DEPRECIATION:
PHYSICAL _____

FUNCTIONAL _____

ECONOMIC _____

REMARKS: ZUB - 090-87 add for 88





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0023537

Address: **579 PRIMOS RD UNINCORPORATED, 80302**

Parcel: **145933000009**

Location: **T1N - R72 W - S33 : TR, NBR 903 SUGARLOAF AREA**

Records: New Residence (BP-77-22450)
Building Lot Determination (BLD-11-0015)

Documents: [Studdiford BLD-11-0015 \(BLD-11-0015\)](#)
[Research \(BLD-11-0015\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1979/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1580 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	420 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA	1160 sq. ft.
		BASEMENT GARAGE AREA	600 sq. ft.
		DECK AREA	650 sq. ft.

0185





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025212

Address: **16 RANGE RD UNINCORPORATED, 80466**

Parcel: **158115002001**

Location: **T1S - R72 W - S14 : ASPEN MEADOWS - MT**

Records: Subdivision Final Plat (SD-105)

Documents:

	Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	A-FRAME	1967/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA		256 sq. ft.



RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN MOUNTAINS

(AA) PARCEL NO. _____

(AB) SCHEDULE NO. 25212

(DAF) TAX AREA 0182

14-1S-72 0234 0025212 0182 1581 15 0 02 001 15F 1
LOT 15 ASPEN MEADOWS

MAGNOLIA RT MT

VOJTA NORMAN W & ALVENA M

2400 LINDEN AV 000 0000 00000
BOULDER CO 80302

78	1090	840	1930	3633	2800	6433
79	1200	970	2170	4000	3233	7233

255842 00-00
12-77 QD F

1112 1217

(DAB) SEC. 14
(DAI) SEC. MAP NO.

DIST. E

(HAF) PAGE
(HAI) TYPE INSTR.
(HAB) DOC. FEE



LAND ATTRIBUTES SUBJECT PROPERTY	APPRAISER'S INTERVIEW AND VALUE ESTIMATE								INCOME APPROACH							
	(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	EST. (WAE) PROPERTY VALUE	DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE			
(DAH) ZONING																
(JAA) USE																
IMPROVEMENTS	LAND VALUE CALCULATION								APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION							
JBA Paved Street	(JAB) LAND CLASS	(GAC) CODE	(GAD) SIZE	BASE UNIT	ADJUSTMENT FACTORS				BASE UNIT VALUE	TOTAL LAND VALUE	(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	LAND/IMPS. RATIO	(WBC) DETERMINED BY	
JBB Graveled Street					SIZE	SHAPE	LOCATION	OTHER	COMPOSITE							
JBC Unimproved																
JBD Sidewalk																
JBE Curb & Gutter																
JBF Street Lights																
JBG Alley																
UTILITIES	COST APPROACH								ACTUAL VALUE							
JCA Public Water	DATE	TOTAL R.C.N.L.D.	COST FACTORS		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE		(FAC) YEAR	(GAB) LAND	(FAB) IMPS.	TOTAL	LAND	IMPS.	TOTAL	ENTERED BY
JCB Well Water			AREA	TIME												
JCC Public Sewer																
JCD Septic System																
JCE Natural Gas																
JCF Electricity																
TOPOGRAPHY	MARKET APPROACH (COMPARABLE SALES)								ASSESSED VALUE							
JDA Level	SALES REFERENCE	DATE OF SALE	PRICE PAID (RE. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)		INDICATED VALUE								
JDB High																
JDC Steep																
JDD Low																
JDE Sloping																
JDF Hilly																
JDG Rock																
JDH Retaining Wall																
SHAPE, ETC.																
JEA Representative																
JEB Irregular																
JEC Cul-De-Sac																
JED Corner																
JEE View																
JEF Non-St. Front																

Reviewed by:

Date:

4-25-77
2/18/1986

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL (AZ) CARD _____ OF _____ CARDS

(AA) TYPE NO. 157 (AN) DESIGN A-FRAME (AV) APPRAISED BY: _____ (AW) DATE: 71 Scale _____"

COST TABLE REFERENCES

(AB) FIRST STORY M F

(AC) BASEMENT Full Pt No

(AD) ABOVE FIRST M F

(AE) CARPORT 11 12 13

(AF) CARPORT ROOF Pitch Flat

(AG) GARAGE 11 12 13

(AH) GARAGE WALL M F

(AI) Att Det Barn

YEAR BUILT 1967

ADJUSTED YEAR _____

(AO) ROOMS 1

(AP) BEDROOMS 1

(AQ) BATHS 0

FIRST FLOOR FIN. AREA 256 sq. ft.

ABOVE FIRST FIN. AREA 0 sq. ft.

BASEMENT FIN. AREA 0 sq. ft.

TOTAL FINISHED AREA 256 sq. ft.

R.C.N./SQ.FT. FIN. AREA \$ _____

R.C.N.LD./SQ.FT. FIN. AREA \$ _____

(E) FOUNDATION

A Concrete	(K) APPLIANCES	TYP	NO.	UNIT	COST	COST
B Block	A Cooking Top					
C Stone	B Wall Oven					
D Brick	C Drop-in Range w/Oven					
E Piers	D Hood (Standard)					
F Mud Sills	E Hood, Custom Str.					
	F Hood, Custom Con.					
	G Electronic Oven					
	H Electric B. B. O.					
	I Double Oven					
	J Central Vacuum					
	K Intercom., AM-FM					
	L Intercom., AM					
	M Intercom., Remote Sta.					
	Z					
	(L) PLUMBING					
	A Base					
	B 3 Fixture Bath					
	C 3/4 Bath					
	D 2 Fixture Bath					
	E Lavatory					
	F Water Closet					
	G Bath Tub					
	H Roman Tub					
	I Stall Shower					
	J Stall Shower, w/Door					
	K Kitchen Sink					
	L Water Heater					
	M Laundry Tray					
	N Disposal					
	O Dishwasher					
	P R. I., 3 Fixture Bath					
	Q Separate Stack					
	R Sliding Tub Encl.					
	S Water Softener					
	T Sauna Bath					
	U Bidet					
	Z					

(G) WINDOWS

Alum

(H) ROOF & RFNG.

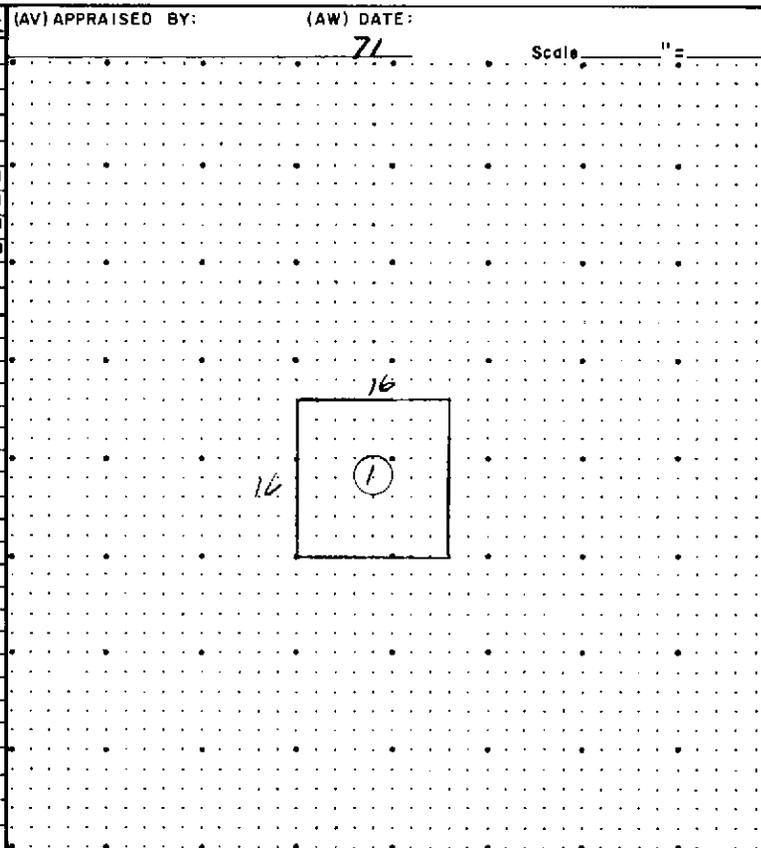
A Flat	I Stall Shower					
B Shed	J Stall Shower, w/Door					
C Gable	K Kitchen Sink					
D Hip	L Water Heater					
E Gambrel	M Laundry Tray					
F Framing Adj.	N Disposal					
G Asphalt Shgs.	O Dishwasher					
H Wood Shl. Shgs.	P R. I., 3 Fixture Bath					
I Conc. Bar Tile	Q Separate Stack					
J Spanish Tile	R Sliding Tub Encl.					
K Sh. / Mason Tile	S Water Softener					
L Built-Up	T Sauna Bath					
M Asbestos Shgs.	U Bidet					
Z						

(I) INTERIOR FIN.

A Unfinished	(M) HEATING & COOLING	SQ. FT.	UNIT
B Plastered	A Forced Air		
C Drywall	B Gravity		
D Wallboard	C Hot Wtr. or Steam		
E Plywood	D Bsmt. Hot Wtr. Heat		
F Hardwood Panel	E Electric		
	F Wall or Floor Furnace	<u>256</u>	<u>30</u>
	G Air Cond. (In Ht. Ducts)		<u>76</u>
	H Air Cond. (w/Own Ducts)		
	I Evaporative Coolers		
	J Electronic Air Cleaners	NO.	UNIT
	K Humidifiers		
	L Elect. Wall Ht. - 750W		
	M Elect. Wall Ht. - 1500W		
	N Attic Ex. Fan (w/Timer)		
	O Thru-Wall Air Cond.		
	Z		

(J) FLOORS & FLRG.

A Wood Joists			
B Subfloor			
C Softwood Flrg.			
D Hardwood Flrg.			
E Resilient Flrg.			
F Ceramic Tile			
G Conc. Slab			
J Carpet			



(Z) OTHER ITEMS

A Fireplace	EST. R.C.N.
B Yard Improvements	
C	
D	
E	
Z	

TOTAL OTHER ITEMS

REMARKS

QUALITY ADJUSTMENT

(At Time of Construction)	-	+
(CA) Design (Maximum 2%)		
(CB) Exterior (Maximum 3%)		
(CC) Interior (Maximum 11%)		
(CD) NET VARIANCE (From Type)		
TOTAL QUALITY ADJUSTMENT	<u>10%</u>	

DEPRECIATION

Year of Appraisal	19 <u>71</u> 19
By	
(DA) Year Built	<u>67</u>
(DB) Year Remodeled	
(DC) % Remodeled	
(DD) Adjusted Year Built	
Normal % Good	<u>97</u>
(DE) Condition For Age	
(DF) Functional Obsolescence	
(DG) Economic Obsolescence	

(AX) Date: 4-77-67

Computed by: _____

(AY) Reviewed by: _____

FIRST FLOOR

16 x 16 = 256	19	19
x =		
x =		
x =		
(BA) TOTAL 256 @ \$10.70		\$ 2739

SECOND FLOOR AND ABOVE

x =		
x =		
(BB) TOTAL		\$

(AJ) 11 12 13 HALF STORY/FIN. ATTIC

x =		
x =		
(BC) TOTAL		\$

(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)

x =		
x =		
(BD) TOTAL		\$

TOTAL BASE COST \$ 2739

QUALITY ADJUSTMENT - %

ADJUSTED BASE COST \$ 2739

(AL) 11 12 13 FINISHED BASEMENT

x =		
x =		
(BE) TOTAL		\$

APPLIANCES & MECHANICAL 76

DOLLAR ADJUSTMENTS

N. Stn./Moss Rock	Area	Unit	
Framing Adj.			
Roofing	<u>256</u>	<u>.26</u>	<u>66</u>
Concrete Slab			() ()
Carpet			() ()

(AM) 11 12 13 PORCHES, ETC.

x	Area	Unit	
x			
x			

CARPORY

(BF) x		
(BF) x		

GARAGE

(BG) x		
(BG) x		

OTHER ITEMS

REPLACEMENT COST NEW \$ 2881

ADJUSTED % GOOD 97%

TOTAL R.C.N.L.D. \$ 2790



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025152

Address: 95 RANGE RD UNINCORPORATED, 80466

Parcel: 158115003001

Location: T1S - R72 W - S14 : ASPEN MEADOWS - MT

**Records: Subdivision Final Plat (SD-105)
New Residence (BP-72-15793)**

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1972/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	744 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	288 sq. ft.
		DECK AREA	240 sq. ft.



RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN MOUNTAINS

(AA) PARCEL NO.

(AB) SCHEDULE NO.

25152

(DAF) TAX AREA 0182

14-1S-72 0234 0025152 0182 1581 15 0 03 001 15F 2
LOT 13 ASPEN MEADOWS

MAGNOLIA RT MT

MILLER RONALD L & JANET K

7625 LOUIS ST
ARVADA CO 80005 000 0000 00000

78	1200	3120	4320	4000	10400	14400
79	1200	4030	5230	4000	13433	17433

1112 1217

00-00
00-00

APR 1977

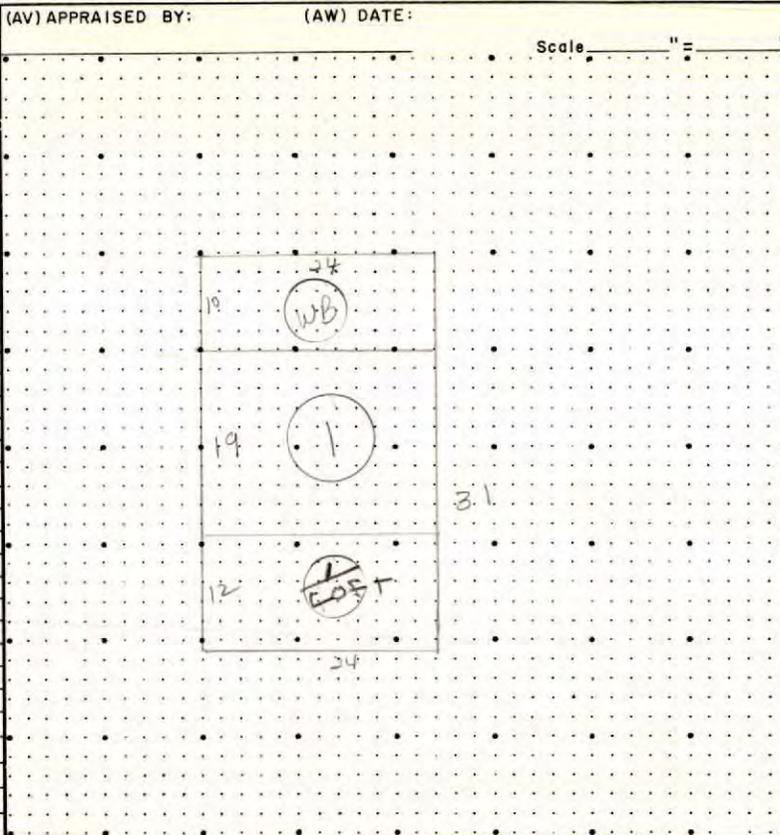


LAND ATTRIBUTES SUBJECT PROPERTY	APPRAISER'S INTERVIEW AND VALUE ESTIMATE								INCOME APPROACH																																																			
	(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	EST. (WAE) PROPERTY VALUE	DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE																																															
(DAH) ZONING																																																												
(JAA) USE																																																												
IMPROVEMENTS	<table border="1"> <thead> <tr> <th colspan="2">(JAB) LAND CLASS</th> <th colspan="7">LAND VALUE CALCULATION</th> <th colspan="5">APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION</th> </tr> <tr> <th>DATE</th> <th>(GAC) CODE</th> <th>(GAD) SIZE</th> <th>BASE UNIT</th> <th colspan="5">ADJUSTMENT FACTORS</th> <th>BASE UNIT VALUE</th> <th>TOTAL LAND VALUE</th> <th>(WBA) DATE</th> <th>(WBB) APPROACH USED</th> <th>(WBF) ACTUAL VALUE</th> <th>LAND/IMPS. RATIO</th> <th>(WBC) DETERMINED BY</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>SIZE</th> <th>SHAPE</th> <th>LOCATION</th> <th>OTHER</th> <th>COMPOSITE</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> </table>								(JAB) LAND CLASS		LAND VALUE CALCULATION							APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION					DATE	(GAC) CODE	(GAD) SIZE	BASE UNIT	ADJUSTMENT FACTORS					BASE UNIT VALUE	TOTAL LAND VALUE	(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	LAND/IMPS. RATIO	(WBC) DETERMINED BY					SIZE	SHAPE	LOCATION	OTHER	COMPOSITE													
(JAB) LAND CLASS									LAND VALUE CALCULATION							APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION																																												
DATE									(GAC) CODE	(GAD) SIZE	BASE UNIT	ADJUSTMENT FACTORS					BASE UNIT VALUE	TOTAL LAND VALUE	(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	LAND/IMPS. RATIO	(WBC) DETERMINED BY																																					
												SIZE	SHAPE	LOCATION	OTHER	COMPOSITE																																												
JBA Paved Street																																																												
JBB Graveled Street																																																												
JBC Unimproved																																																												
JBD Sidewalk																																																												
JBE Curb & Gutter																																																												
JBF Street Lights																																																												
JBG Alley																																																												
UTILITIES	<table border="1"> <thead> <tr> <th colspan="7">COST APPROACH</th> <th colspan="4">ACTUAL VALUE</th> <th colspan="4">ASSESSED VALUE</th> </tr> <tr> <th>DATE</th> <th>TOTAL R.C.N.L.D.</th> <th colspan="2">COST FACTORS</th> <th>ADJUSTED R.C.N.L.D.</th> <th>ADD LAND</th> <th>INDICATED VALUE</th> <th>(FAC) YEAR</th> <th>(GAB) LAND</th> <th>(FAB) IMPS.</th> <th>TOTAL</th> <th>LAND</th> <th>IMPS.</th> <th>TOTAL</th> <th>ENTERED BY</th> </tr> <tr> <th></th> <th></th> <th>AREA</th> <th>TIME</th> <th></th> </tr> </thead> </table>								COST APPROACH							ACTUAL VALUE				ASSESSED VALUE				DATE	TOTAL R.C.N.L.D.	COST FACTORS		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE	(FAC) YEAR	(GAB) LAND	(FAB) IMPS.	TOTAL	LAND	IMPS.	TOTAL	ENTERED BY			AREA	TIME																		
COST APPROACH									ACTUAL VALUE				ASSESSED VALUE																																															
DATE									TOTAL R.C.N.L.D.	COST FACTORS		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE	(FAC) YEAR	(GAB) LAND	(FAB) IMPS.	TOTAL	LAND	IMPS.	TOTAL	ENTERED BY																																						
										AREA	TIME																																																	
JCA Public Water																																																												
JCB Well Water																																																												
JCC Public Sewer																																																												
JCD Septic System																																																												
JCE Natural Gas																																																												
JCF Electricity																																																												
TOPOGRAPHY	<table border="1"> <thead> <tr> <th colspan="8">MARKET APPROACH (COMPARABLE SALES)</th> </tr> <tr> <th>SALES REFERENCE</th> <th>DATE OF SALE</th> <th>PRICE PAID (R.E. ONLY)</th> <th>TIME ADJ.</th> <th>LOCATION ADJ.</th> <th colspan="2">PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)</th> <th>INDICATED VALUE</th> </tr> </thead> </table>								MARKET APPROACH (COMPARABLE SALES)								SALES REFERENCE	DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)		INDICATED VALUE																																				
MARKET APPROACH (COMPARABLE SALES)																																																												
SALES REFERENCE									DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)		INDICATED VALUE																																													
JDA Level																																																												
JDB High																																																												
JDC Steep																																																												
JDD Low																																																												
JDE Sloping																																																												
JDF Hilly																																																												
JDG Rock																																																												
JDH Retaining Wall																																																												
SHAPE, ETC.	<table border="1"> <thead> <tr> <th colspan="8">MARKET APPROACH (COMPARABLE SALES)</th> </tr> <tr> <th>SALES REFERENCE</th> <th>DATE OF SALE</th> <th>PRICE PAID (R.E. ONLY)</th> <th>TIME ADJ.</th> <th>LOCATION ADJ.</th> <th colspan="2">PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)</th> <th>INDICATED VALUE</th> </tr> </thead> </table>								MARKET APPROACH (COMPARABLE SALES)								SALES REFERENCE	DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)		INDICATED VALUE																																				
MARKET APPROACH (COMPARABLE SALES)																																																												
SALES REFERENCE									DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)		INDICATED VALUE																																													
JEA Representative																																																												
JEB Irregular																																																												
JEC Cul-De-Sac																																																												
JED Corner																																																												
JEE View																																																												
JEF Non-St. Front																																																												
Reviewed by:																																																												

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL (AZ) CARD OF CARDS

(A) TYPE NO. 157 (AN) DESIGN A Frame (AV) APPRAISED BY: (AW) DATE: Scale: (AX) Date: 4-77-21 Computed by: (AY) Reviewed by:

(B) COST TABLE REFERENCES (AB) FIRST STORY (AC) BASEMENT (AD) ABOVE FIRST (AE) CARPORT (AF) CARPORT ROOF (AG) GARAGE (AH) GARAGE WALL (AI) FOUNDATION (K) APPLIANCES (L) PLUMBING (M) HEATING & COOLING (N) STN./MOSS ROCK (O) DISHWASHER (P) R.I., 3 FIXTURE BATH (Q) SEPARATE STACK (R) SLIDING TUB ENCL. (S) WATER SOFTENER (T) SAUNA BATH (U) BIDET (V) INTERCOM. (W) REMOTE STA. (X) FRAMING ADJ. (Y) ROOFING (Z) CARPET



(BA) TOTAL 744 \$7000 (BB) TOTAL (BC) TOTAL 288 \$500 (BD) TOTAL (BE) TOTAL (AM) 10 x 24 240 \$2.60 624 (BF) CARPORT (BG) GARAGE (BH) OTHER ITEMS (BI) REPLACEMENT COST NEW \$10409 (BJ) ADJUSTED % GOOD 110% (BK) TOTAL R.C.N.L.D. \$10410

(G) WINDOWS (H) ROOF & RFNG. (I) INTERIOR FIN. (J) FLOORS & FLRG. (K) APPLIANCES (L) PLUMBING (M) HEATING & COOLING (N) STN./MOSS ROCK (O) DISHWASHER (P) R.I., 3 FIXTURE BATH (Q) SEPARATE STACK (R) SLIDING TUB ENCL. (S) WATER SOFTENER (T) SAUNA BATH (U) BIDET (V) INTERCOM. (W) REMOTE STA. (X) FRAMING ADJ. (Y) ROOFING (Z) CARPET

(Z) OTHER ITEMS (A) Fireplace (B) Yard Improvements (C) (D) (E) (Z) TOTAL OTHER ITEMS (Z) REMARKS (Z) QUALITY ADJUSTMENT (Z) DEPRECIATION (Z) TOTAL QUALITY ADJUSTMENT (Z) ADJUSTED % GOOD

(Z) OTHER ITEMS (A) Fireplace (B) Yard Improvements (C) (D) (E) (Z) TOTAL OTHER ITEMS (Z) REMARKS (Z) QUALITY ADJUSTMENT (Z) DEPRECIATION (Z) TOTAL QUALITY ADJUSTMENT (Z) ADJUSTED % GOOD



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030527

Address: **223 REINDEER DR UNINCORPORATED, 80481**

Parcel: **132129003019**

Location: **T2N - R72 W - S29 : SANTAZAKERS - MT**

Records: New Residence (BP-96-0985)
Site Plan Review (SPR-96-143)

Documents: [No Description \(BP-96-0985\)](#)
[SPR \(SPR-96-143\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1998/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	402 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	140 sq. ft.
		DECK AREA	209 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0053663

Address: 409 RIVERSIDE DR UNINCORPORATED, 80540

Parcel: 119934400006

Location: T3N - R72 W - S34 : TR, NBR 961 ST VRAIN AREA

- Records:** Subdivision Exemption (SE-74-198)
 New Residence (BP-61-5416)
 Residential Accessory Building (BP-95-0996)
 Variance (VAR-95-10)
 Variance (PAC-03-011)
 Residential Addition (BP-03-1402)
 Land Survey Plat (LS-04-0016)
 Building Lot Determination (BLD-03-132)
 Building Code Violation (BCV-03-5004)
 Building Code Violation (BCV-03-5022)

- Documents:** [Microfiche Card \(SE-74-198\)](#)
[Microfiche Card \(SE-74-198\)](#)
[No Description \(BP-95-0996\)](#)
[No Description \(LS-04-0016\)](#)

	Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	A-FRAME	1963/2004	Mountains	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA		504 sq. ft.
			2ND FLOOR AND HIGHER FINISHED AREA		252 sq. ft.











A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0053652

Address: **2115 RIVERSIDE DR UNINCORPORATED, 80481**

Parcel: **132104004008**

Location: **T2N - R72 W - S04 : RAYMOND BUTLERS - MT**

Records: New Residence (BP-62-6080)
PreApplication Conference (PAC-08-097)
Furnace (BP-09-0793)

Documents: [Microfiche Card \(BP-62-6080\)](#)
[BUILDING PERMIT \(BP-09-0793\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1963/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		960 sq. ft.
			BASEMENT GARAGE AREA	480 sq. ft.
			DECK AREA	57 sq. ft.







A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030585

Address: **1290 ROCK LAKE RD UNINCORPORATED, 80481**

Parcel: **132127000010**

Location: **T2N - R72 W - S27 : TR, NBR 950 JAMESTOWN AREA**

Records: Residential Addition (BP-79-0847)
New Residence (BP-66-9177)
Variance (VAR-79-0442)
Residential Remodel (BP-07-2116)

Documents: [microfiche \(VAR-79-0442\)](#)
[BUILDING PERMIT \(BP-07-2116\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1967/2007	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1083 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		168 sq. ft.
		ATTACHED GARAGE AREA		432 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		168 sq. ft.
		DECK AREA		461 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0081011

Address: 200 ROCKLEDGE CIR UNINCORPORATED, 80540

Parcel: 119932000050

Location: T3N - R72 W - S32 : TR, NBR 960 ALLENSPARK AREA

Records: Moved in Residence (BP-83-0860)
New Residence (BP-83-0859)
Residential Accessory Building (BP-89-0472)
Accessory Agricultural Building (BP-91-0413)

Documents: [No Description \(BP-91-0413\)](#)

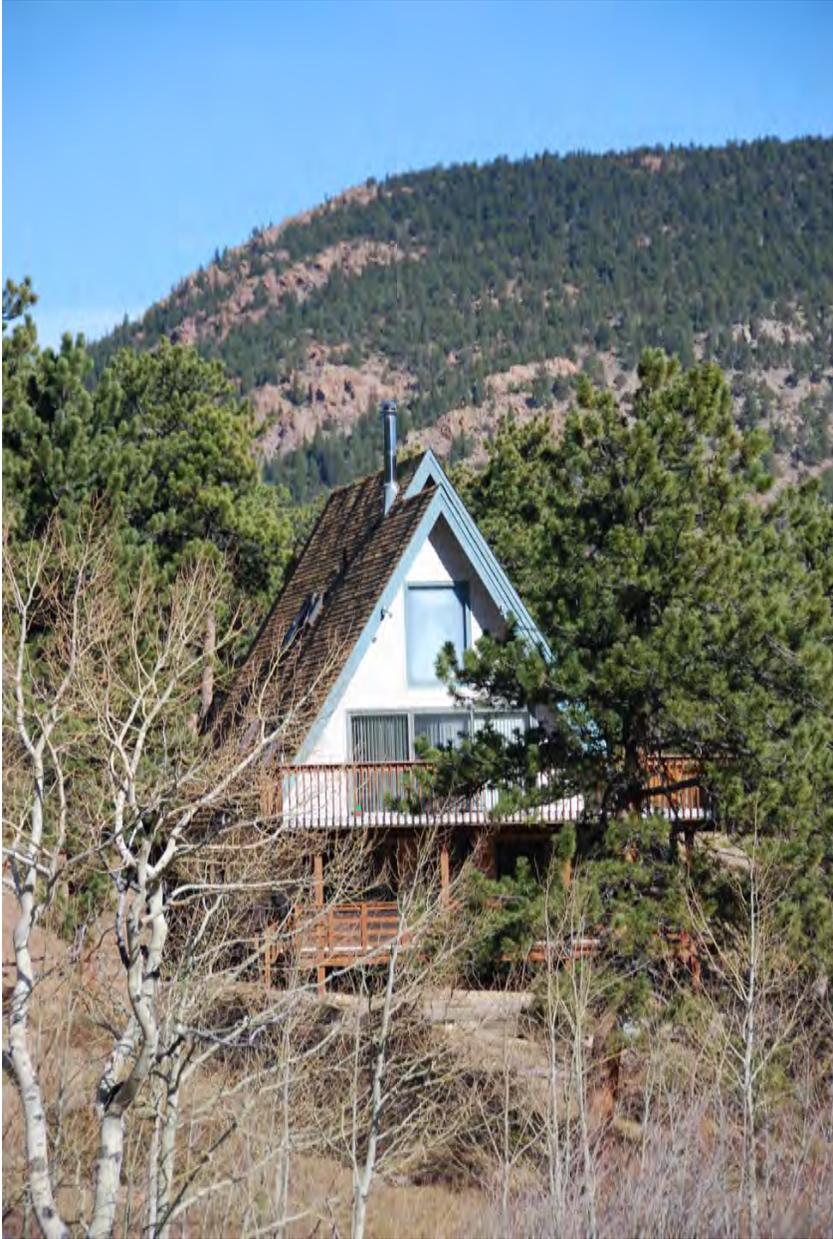
Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1983/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	984 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA	984 sq. ft.
		DETACHED GARAGE	736 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA	396 sq. ft.
		DECK AREA	316 sq. ft.
		PORCH AREA	316 sq. ft.
		PORCH AREA	104 sq. ft.



200 Rockledge Photo by J. Wahlers 11/2/2017



200 Rockledge Photo by J. Wahlers 11/2/2017



200 Rockledge Photo by J. Wahlers 11/2/2017





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0026008

Address: **2 RONNIE RD UNINCORPORATED, 80403**

Parcel: **158136010009**

Location: **T1S - R72 W - S36 : KUHLMANN HEIGHTS 3 - MT**

Records: Residential Remodel (BP-92-1153)
Residential Accessory Building (BP-99-1167)
Boiler (BP-09-1566)
Residential Addition (BP-16-1912)

Documents: [No Description \(BP-92-1153\)](#)
[No Description \(BP-99-1167\)](#)
[BUILDING PERMIT \(BP-09-1566\)](#)
[BP application \(BP-16-1912\)](#)
[Plans at application \(BP-16-1912\)](#)
[Energy audit \(BP-16-1912\)](#)
[Certificate of Advising \(BP-16-1912\)](#)
[public health referral response \(BP-16-1912\)](#)
[Plan Check Letter \(BP-16-1912\)](#)
[Sheet 1 revision 12-14-2016 \(BP-16-1912\)](#)
[Sheet 2 12/14/2016 \(BP-16-1912\)](#)
[Water Heater \(BP-16-1912\)](#)
[Skylight \(BP-16-1912\)](#)
[Elevations - Deck Removed \(BP-16-1912\)](#)

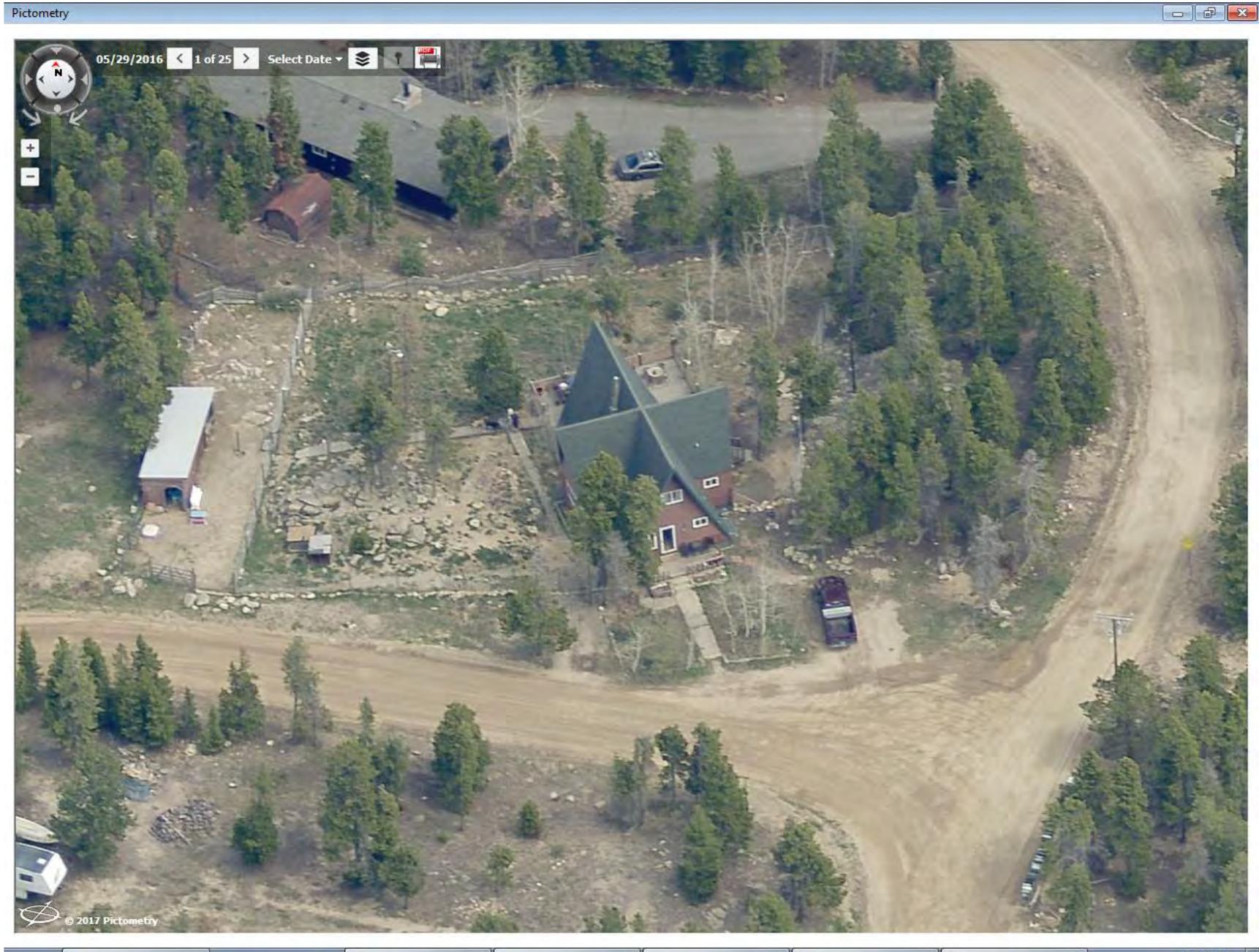
Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1964/None	Mountains	SINGLE FAM RES IMPROVEMENTS

FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1216 sq. ft.
2ND FLOOR AND HIGHER FINISHED AREA	618 sq. ft.
DECK AREA	447 sq. ft.



2 Ronnie Lane Photo by J. Wahlers 11/2/2017





RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN Mountains (AA) PARCEL NO. _____ (AB) SCHEDULE NO. 26008 (DAF) TAX AREA 0190

31-1S-71 2766 0026008 0190 1581 36 0 10 009 12F 1

LOT 225 KUHLMANN HTS UNIT 3

CAMP EDEN ROAD

POPP BRIAN EDWIN

RR 2 BOX 505Z
GOLDEN

CO 80401

901 0000 00000

78	600	7830	8430	2000	26100	28100
79	600	7720	8320	2000	25733	27733

200993 11-76 S 50000
327401 03-79 WD S 72500

1112 1217

(DAB) SEC.	(DAI) SEC.	(DAI) MAP NO.
DIST.		
(AF) AGE	(HAI) TYPE INSTR.	(HAB) DOC. FEE



FEB 1977

LAND ATTRIBUTES SUBJECT PROPERTY	APPRAISER'S INTERVIEW AND VALUE ESTIMATE							INCOME APPROACH							
	(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	(WAE) EST. PROPERTY VALUE	DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE		
(DAH) ZONING															
(JAA) USE															
IMPROVEMENTS	LAND VALUE CALCULATION							APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION							
JBA Paved Street	DATE	(GAC) CODE	(GAD) SIZE	BASE UNIT	ADJUSTMENT FACTORS (SIZE, SHAPE, LOCATION, OTHER, COMPOSITE)			BASE UNIT VALUE	TOTAL LAND VALUE	(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	LAND/IMPS. RATIO	(WBC) DETERMINED BY	
JBB Graveled Street															
JBC Unimproved															
JBD Sidewalk															
JBE Curb & Gutter															
JBF Street Lights															
JBG Alley															
UTILITIES	COST APPROACH							ACTUAL VALUE				ASSESSED VALUE			
JCA Public Water	DATE	TOTAL R.C.N.L.D.	COST FACTORS (AREA, TIME)		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE	(FAC) YEAR	(GAB) LAND	(FAB) IMPS.	TOTAL	LAND	IMPS.	TOTAL	ENTERED BY
JCB Well Water								1977		26090			7830		3/7/77oc
JCC Public Sewer								19							
JCD Septic System								19							
JCE Natural Gas								19							
JCF Electricity								19							
TOPOGRAPHY	MARKET APPROACH (COMPARABLE SALES)							DATE							
JDA Level	SALES REFERENCE	DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)		INDICATED VALUE							
JDB High															
JDC Steep															
JDD Low															
JDE Sloping															
JDF Hilly															
JDG Rock															
JDH Retaining Wall															
SHAPE, ETC.															
JEA Representative															
JEB Irregular															
JEC Cul-De-Sac															
JED Corner															
JEE View															
JEF Non-St. Front															

Date: 11-78



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0509315

Address: **520 RUDI LN UNINCORPORATED, 80403**

Parcel: **157931013001**

Location: **T1S - R71 W - S31 : KUHLMANN HEIGHTS REPLAT A EXEMPTION PLAT**

Records: New Residence (BP-75-19514)
Residential Remodel (BP-86-0716)
PreApplication Conference (PAC-04-144)
Exemption Plat (EP-04-011)
Land Survey Plat (LS-05-0027)
Water Heater (BP-09-0689)

Documents: [LS-05-0027-01 \(LS-05-0027\)](#)
[No Description \(LS-05-0027\)](#)
[BUILDING PERMIT \(BP-09-0689\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1976/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		752 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		432 sq. ft.
		PORCH AREA		132 sq. ft.



520 Rudi Ln. Photo by J. Wahlers 11/2/2017



520 Rudi Ln. Photo by J. Wahlers 11/2/2017





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025617

Address: 1091 RUDI LN UNINCORPORATED, 80403

Parcel: 158136001004

Location: T1S - R72 W - S36 : KUHLMANN HEIGHTS 2 - MT

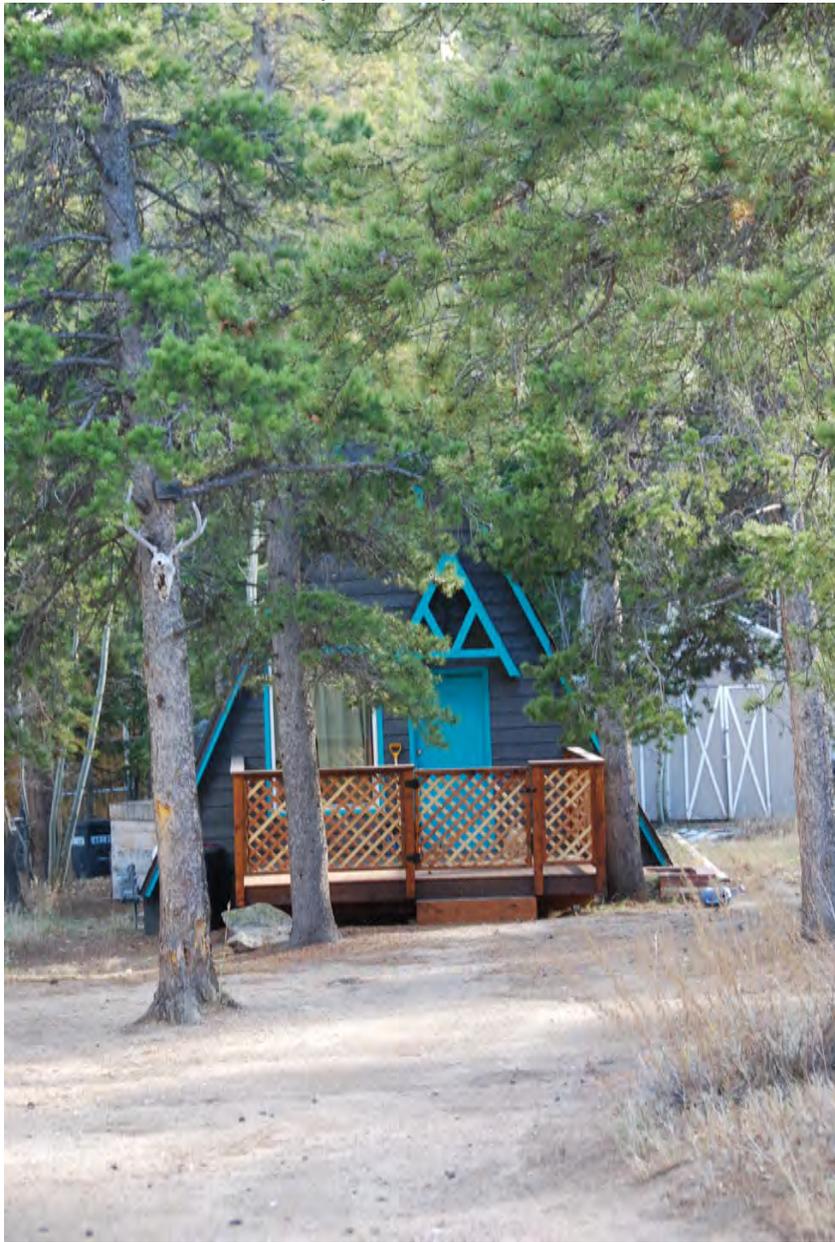
- Records: New Residence (BP-70-12695)
- Residential Remodel (BP-90-1105)
- Electrical Service Change (BP-03-1014)
- Residential Accessory Building (BP-03-1015)
- Electrical Service Change (BP-04-0790)
- Site Plan Review (SPR-09-0033)
- Reroofing (BP-13-1286)

- Documents: [DL pack SPR-09-0033 \(SPR-09-0033\)](#)
- [referral pack SPR-09-0033 \(SPR-09-0033\)](#)
- [re-referral pack SPR-09-0033 \(SPR-09-0033\)](#)
- [BP. App Parcel report \(BP-13-1286\)](#)
- [Final \(BP-13-1286\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1971/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	600 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA	240 sq. ft.
		DECK AREA	56 sq. ft.



1091 Rudi Lane Photo by J. Wahlers 11/2/2017





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0023832

Address: **210 SANDY DR UNINCORPORATED, 80302**

Parcel: **146133004008**

Location: **T1N - R71 W - S28 : TALL TIMBERS 1 - MT**

- Records: Subdivision Exemption (SE-79-012)
- New Residence (BP-63-7010)
- Residential Remodel (BP-69-11584)
- Residential Accessory Building (BP-72-16388)
- Vacation of a Public Road or Easement (V-93-010)
- Residential Remodel (BP-03-1690)
- Residential Remodel (BP-04-1581)
- Zoning Enforcement (ZON-16-0260)

- Documents: [No Description \(SE-79-012\)](#)
[FILE \(V-93-010\)](#)
[Site photos 4/28/17 \(ZON-16-0260\)](#)
[Site photos 4/28/17 \(ZON-16-0260\)](#)

	Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	A-FRAME	1964/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1200 sq. ft.
			2ND FLOOR AND HIGHER FINISHED AREA		576 sq. ft.

WALK-OUT BASEMENT FINISHED AREA	1200 sq. ft.
ATTACHED GARAGE AREA	425 sq. ft.
DECK AREA	104 sq. ft.
PATIO AREA	1077 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0053184

Address: **12738 SHERAMDI ST UNINCORPORATED, 80503**

Parcel: **120520410001**

Location: **T3N - R69 W - S20 : ANHAWA MANOR & 1,2,3 - LGV**

Records: Subdivision Final Plat (SD-215)
New Residence (BP-73-18095)
Residential Remodel (BP-96-1278)
Residential Remodel (BP-97-1444)
Residential Remodel (BP-97-1568)
Furnace (BP-16-1483)
Electrical Service Change (BP-16-1784)
Solar Electrical System (BP-16-2221)
Water Heater (BP-17-0289)

Documents: [Microfiche Card \(BP-73-18095\)](#)
[No Description \(BP-96-1278\)](#)
[Blank \(BP-97-1444\)](#)
[Blank \(BP-97-1568\)](#)
[Parcel report \(BP-16-1483\)](#)
[BP application \(BP-16-1483\)](#)
[Building Permit \(BP-16-1483\)](#)
[Permit Application \(BP-16-1784\)](#)
[Parcel Report \(BP-16-1784\)](#)
[Building Permit \(BP-16-1784\)](#)
[Plans at Application \(BP-16-2221\)](#)
[Permit Application \(BP-16-2221\)](#)
[BUILDING PERMIT \(BP-16-2221\)](#)
[BP application \(BP-17-0289\)](#)
[Parcel report \(BP-17-0289\)](#)
[finald \(BP-17-0289\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1974/None	Plains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	967 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	448 sq. ft.
		DETACHED GARAGE	768 sq. ft.
		DECK AREA	160 sq. ft.
		PORCH AREA	92 sq. ft.









A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057302

Address: **2043 SKI RD UNINCORPORATED, 80540**

Parcel: **132300000011**

Location: **T2N - R73 W - S02 : TR, NBR 960 ALLENSPARK AREA**

- Records: New Residence (BP-63-6791)
 Residential Addition (BP-66-9158)
 New Residence (BP-66-9318)
 New Residence (BP-67-10019)
 New Residence (BP-67-10055)
 New Residence (BP-67-10236)
 New Residence (BP-67-10237)
 New Residence (BP-69-11840)
 Residential Remodel (BP-05-1399)
 Residential Remodel (BP-07-1173)
 Reroofing (BP-12-1914)
 Research (RES-14-0141)
 Residential Remodel (BP-14-1911)

- Documents: [Microfiche Card \(BP-67-10236\)](#)
[BUILDING PERMIT \(BP-07-1173\)](#)
[BP application & Site Plan \(BP-12-1914\)](#)
[Parcel report \(BP-12-1914\)](#)
[Final \(BP-12-1914\)](#)
[BUILDING PERMIT \(BP-14-1911\)](#)

	Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1	A-FRAME	1964/None	Mountains	SINGLE FAM RES IMPROVEMENTS



106 NS 57302

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD — RESIDENTIAL

CARD 1 OF 1 CARDS
BLDG. No.

STORIES		UNITS		ROOMS		PHYSICAL CONDITION					
TYPE	USE	Construction		Quality	Rating	YEAR	P	F	A	G	E
X	Single Dwelling	X	Frame	X	M	Minimum	19				X
	Double Dwelling		Stone		F	Fair	19				
	Multi Dwelling		Block		A	Average	19				
	Residential Apartment		Brick Veneer		G	Good	19				
			Prefab		E	Excellent	19				

(1) FOUNDATION	M	F	A	G	E	(5) FLOORS	M	F	A	G	E	(11) PLUMBING	No.	UNIT	COST	COST
A. Concrete						A. Wd. Joist		X				A. Base	No			
B. Block	X					B. Sub Floor		X				B. 3 pc. Bath				
C. Stone						C. Softwood Flrg.						C. 2 pc. Bath				
D. Brick						D. Hardwood Flrg.						D. Lavatory				
E. Piers						E. Concrete						E. Toilet				
F. Mud Sills						F. Resilient Flrg.						F. Bathtub				
G. Caissons						G. Carpet						G. Shower Stall				

(2) EXTERIOR W.	M	F	A	G	E	(6) INTERIOR FINISH	M	F	A	G	E	(12) HEATING & COOLING			
A. Fr Wd or Sh S	X					A. Unfinished		X				Stove	X	NC	Pipeless
B. Fr Asbestos S.						B. Plastered						Hot Air			Gravity
C. Fr Stucco						C. Drywall						Steam			Forced
D. Fr Brk. Veneer						D. Wallboard						Hot Water			Baseboard
E. Blk 8" Painted						E. Plywood						Electric			Radiant
F. Blk 8" Stucco						F. Hardwood Panel						Unit Heater			Ceiling
G. Brk. & Blk or Brk						G. Knotty Pine						Floor Furnace			Gas
H. Log												Wall Furnace			Oil
L. Native Stone												Fan			Coal
M. Insul Walls												Fireplace			Stoker

(3) ROOF	M	F	A	G	E	(9) KITCHEN	M	F	A	G	E	(10) ELECTRICAL
A. Flat						A. Base						A. Wiring
B. Shed												B. Fixtures
C. Gable Steep	X											
D. Hip												
E. Gambrel												
F. Overhang												

(4) ROOFING	M	F	A	G	E	(16), (17), (18) OTHER IMPROVEMENTS
A. Wood Shg.						A Frame @ 3.00
B. Wood Shakes						Add Fire place + Natolater
C. Asphalt Shg.						
D. Asbestos Shg.						
E. Built Up T & G						
F. Tile						
G. Slate						
H. Metal						
I. Prepared Roll						
J. Insul Ceiling						

CLASS OR ITEM	Grade	Walls	Floor	Roof	Dimensions	Area Sq Ft	Unit Cost	RCN	Age	% Good	R.C.N.L.D.

DEPRECIATION											
Year of Construction		Year of Depreciation		Normal				Obsolescence		% + Adjusted	
Actual	Adjusted	Appraisal	Year	Age	Life	% Good	Condition	Functional	Economic	-	% Good
1964		1967	1968	4			-23				

GROUND PLAN SKETCH (Indicate Number Stories) Scale 1"=20' Ft

Base Perimeter: 104' FRONT Actual Perimeter: 104'

ITEM	M	F	A	G	E	Rm.	AREA
(13) Unfinished Basement							None
(13) Finished Basement							
(14) Finished Basement LOFT			X				12 X 20
(15) Porches							
Half Story							

AREA - MAIN BUILDING		AREA
20	x 32	640
X		
X		
X		
X		
X		
X		
TOTAL		

RATE ADJUSTMENT COMPUTATIONS				
ITEM	AREA OR QUANTITY	Yr. 68	Yr.	Yr.
		+	-	+
R2A	BASE	300		
		.18		
		3.18		

DOLLAR ADJUSTMENT COMPUTATIONS				
ITEM	AREA OR QUANTITY	UNIT	Yr. 68 COST	Yr. COST
302	30'	.76	23	

COMPUTATIONS												
YEAR	MAY 5 1968			2/31 1970			19			19		
Computed By	JEAN			JEAN								
ITEM	Area or Quantity	Unit	Total									
First Floor	640	3.18	2035									
Second Floor												
Third Floor												
Half Story												
Plumbing												
Heating & Cooling												
Unfinished Basement												
Finished Basement												
Finished Basement LOFT	240	.75	180									
Porches												
Dollar Adjustment												
Replacement Cost New			2238			2973						
Percent Good	77%			77%								
R.C.N.L.D.			1720			2289						
Other Improvements												

Rock Creek Summer Home Group Lot K

5BL9817

Date: 8/1/2004

Photo from site form for 5BL9817 by Jamie Clapper and Tony King





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057331

Address: 393 SKI RD EAST UNINCORPORATED, 80540

Parcel: 119725000032

Location: T3N - R73 W - S25 : TR, NBR 960 ALLENSPARK AREA

**Records: New Residence (BP-65-8091)
Residential Accessory Building (BP-73-17671)**

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1967/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	768 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	336 sq. ft.
		DETACHED GARAGE	560 sq. ft.



393 Ski Rd. East Photo by J. Wahlers 11/2/2017



393 Ski Rd. East Photo by J. Wahlers 11/2/2017





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0024445

Address: **184 SKY VIEW DR UNINCORPORATED, 80466**

Parcel: **158108004008**

Location: **T1S - R72 W - S08 : BONANZA MOUNTAIN ESTATES - MT**

Records: New Residence (BP-64-7716)
Residential Remodel (BP-64-7765)
PreApplication Conference (PAC-15-0168)
Damage Assessment (BDA-16-0001)
Zoning Enforcement (ZON-17-0151)

Documents: [Microfiche Card \(BP-64-7765\)](#)
[Microfiche Card \(BP-64-7765\)](#)
[Microfiche Card \(BP-64-7716\)](#)
[complaint \(ZON-17-0151\)](#)
[complaint \(ZON-17-0151\)](#)
[photos \(ZON-17-0151\)](#)
[photos \(ZON-17-0151\)](#)
[MoreInfo \(ZON-17-0151\)](#)
[complaint \(ZON-17-0151\)](#)
[Another complaint, 8-10-17 \(ZON-17-0151\)](#)
[Email from property owner, 8-14-17 \(ZON-17-0151\)](#)
[Response and Request to cease STD, 8-15-17 \(ZON-17-0151\)](#)
[Email from Mark Passer, owner, 8-24-17 \(ZON-17-0151\)](#)
[NOV 30 day sent 8-31-17 \(ZON-17-0151\)](#)
[Emailed copy of NOV, 9-12-17 \(ZON-17-0151\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1965/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	576 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	144 sq. ft.
		DECK AREA	192 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030190

Address: 88 SKYLINE VIEW UNINCORPORATED, 80481

Parcel: 132115002005

Location: T2N - R72 W - S15 : SKY RANCH ESTATES - MT

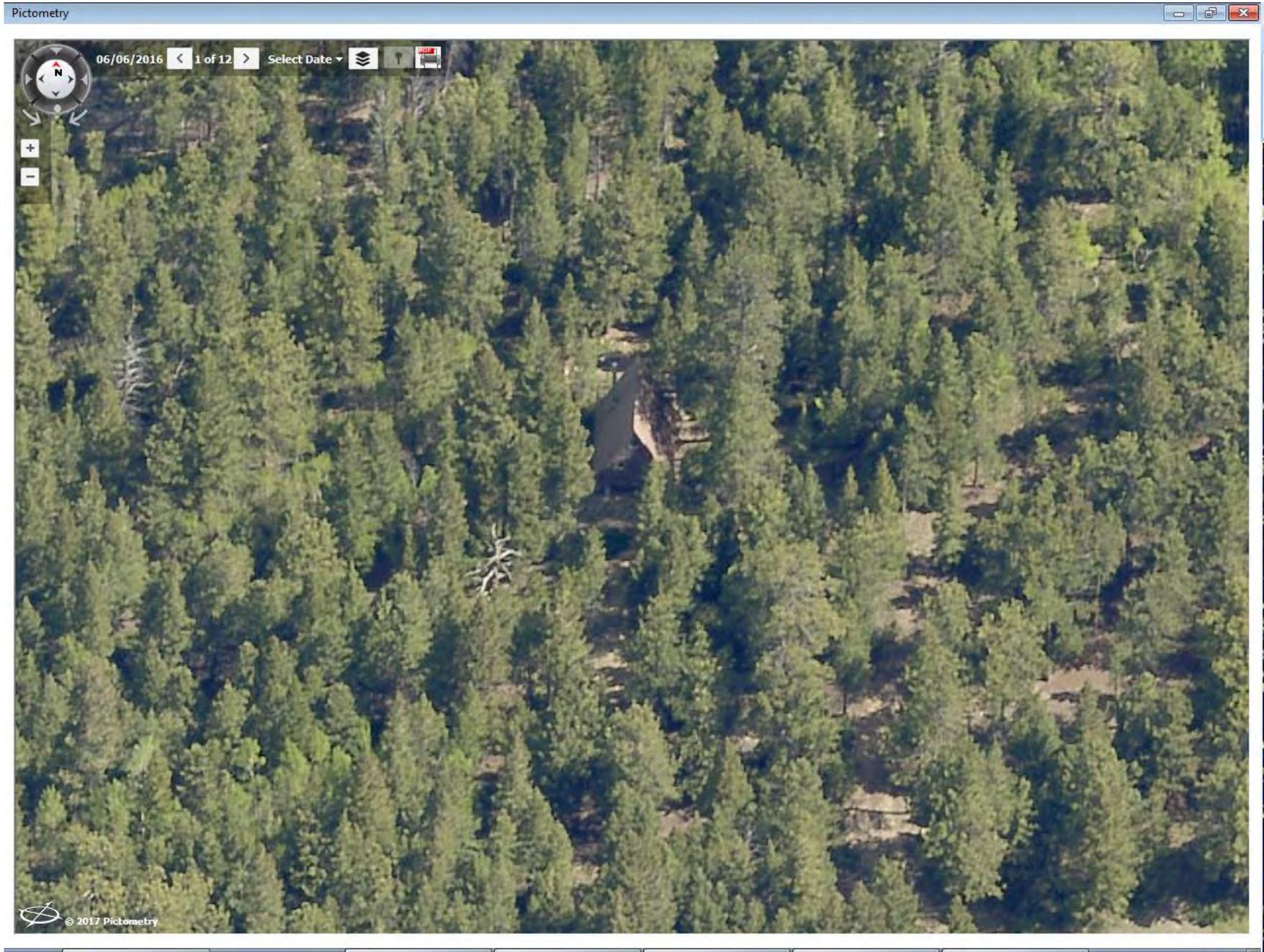
Records: New Residence (BP-65-8136)
Vacation of a Public Road or Easement (V-75-013)
Electrical Service Change (BP-98-1814)

Documents: [Microfiche Card \(BP-65-8136\)](#)
[EASEMENT \(V-75-013\)](#)
[Blank \(BP-98-1814\)](#)

	Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	A-FRAME	1965/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA		220 sq. ft.
			DECK AREA		96 sq. ft.



88 Skyline View



SKETCH/AREA TABLE ADDENDUM

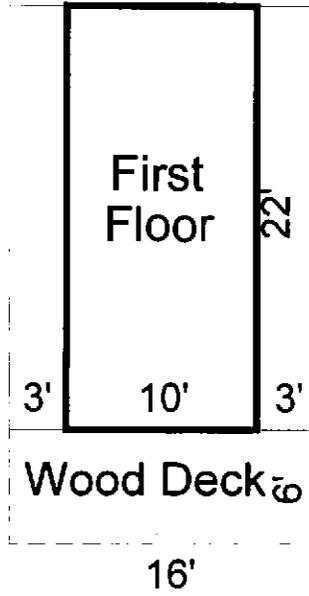
S-T-R 15-2N-72

I.D. # 0030190

SUBJECT	PROP ADDRESS 88 SKYLINE VIEW		STATE CO		ZIP
	CITY MOUNTAINS				
	LEGAL LOTS 4 & 5 SKY RANCH ESTATES				
	APPRAISER DICK MULVEY		OFFICE BOULDER COUNTY ASSESSOR		
	DEPARTMENT RESIDENTIAL		APPR ADDRESS PO BOX 471, BOULDER, CO 80306		

IMPROVEMENTS SKETCH

Outline of A-Frame Floor Area



Scale: 1 = 10

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						NOTES
Code	Description	Factor	Size	Perimeter	Totals	
GLA1	First Floor	1.00	220	64	220	
WD	Wood Deck	1.00	96	44	96	
TOTAL LIVABLE (rounded)					220	

APPRAISER	DATE OF VISIT
DZM	7/24/01



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0031580

Address: **180 SPRING GULCH RD UNINCORPORATED, 80455**

Parcel: **145906000035**

Location: **T1N - R72 W - S06 : TR, NBR 930 WARD AREA**

Records: New Residence (BP-66-9000)

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1967/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		560 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		360 sq. ft.
		DECK AREA		160 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030199

Address: 1214 SPRING GULCH RD UNINCORPORATED, 80455

Parcel: 145908000002

Location: T1N - R72 W - S08 : TR, NBR 930 WARD AREA

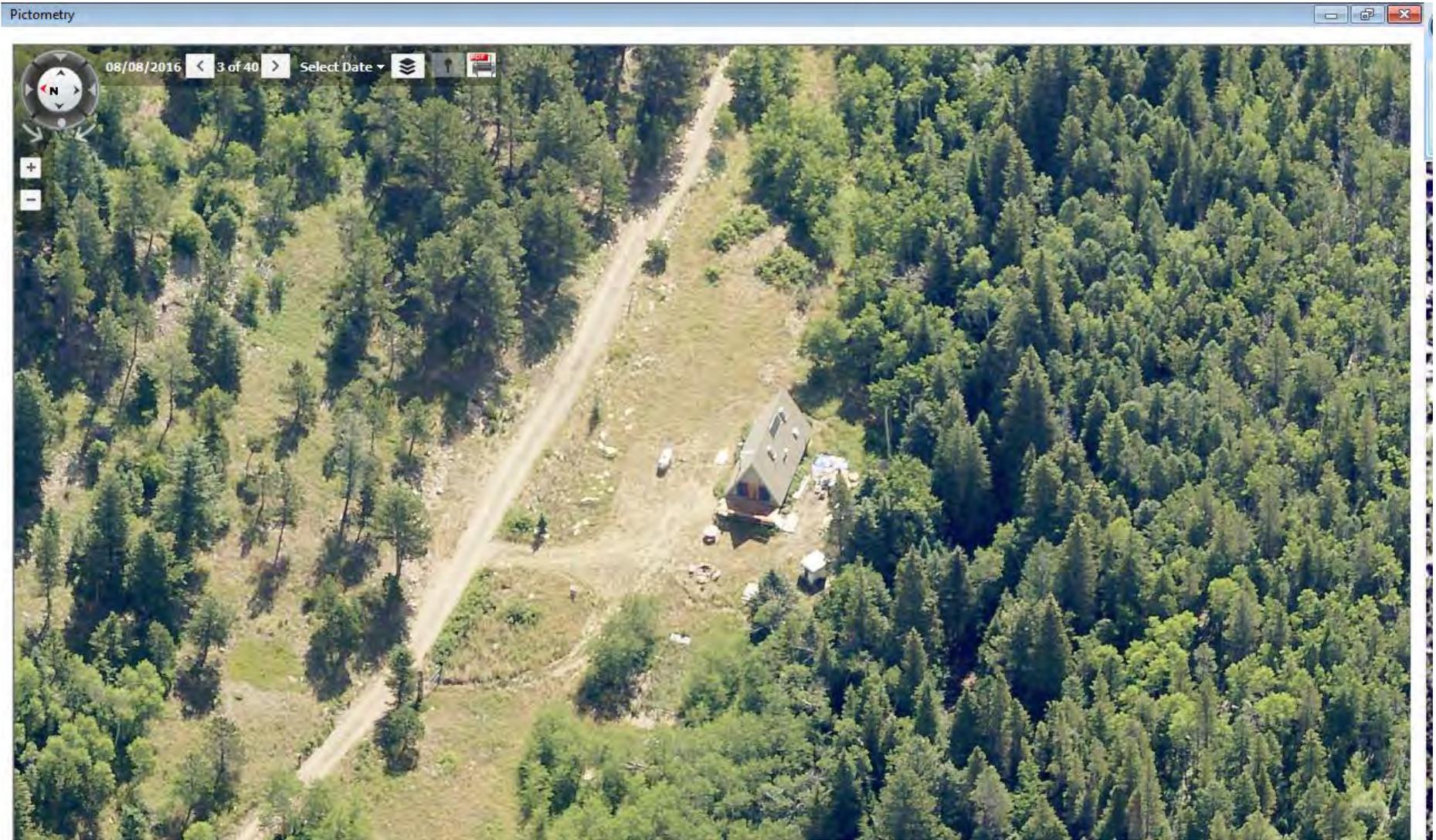
Records: New Residence (BP-68-10607)

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1968/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		400 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		320 sq. ft.
		DECK AREA		240 sq. ft.



1214 Spring Gulch Road



RESIDENTIAL PROPERTY APPRAISAL RECORD

30199

(DAF) TAX AREA 0267

(VAA) CITY OR TOWN (AA) PARCEL NO. (AB) SCHEDULE NO.

(VAB) SUBDIVISION	(VAC) BLOCK	(VAD) LOT(S)	(DAA) TWP	(DAB) RANGE	(DAI) SEC.	(DAI) SEC.	(DAI) MAP NO.
			1N	72	8	NE	

(DAC) CITY NO. (DAD) SUB. NO. (DAE) CENSUS NO. (DAG) PLAN DIST.

(CAA) PROPERTY ADDRESS *Spring Gulch E of Ward* (CAB) ZIP CODE

(BAA) OWNERS NAME	(CAC) STREET ADDRESS	(CAD) CITY & STATE	(CAE) ZIP CODE	DATE (HAC) MO. (HAD) YR.	(HAE) BOOK	(HAF) PAGE	(HAI) TYPE INSTR.	(HAB) DOC. FEE
<i>Bierhaus, Fritz & Doris</i>								

REMARKS:



LAND ATTRIBUTES SUBJECT PROPERTY	APPRAISER'S INTERVIEW AND VALUE ESTIMATE							INCOME APPROACH					
	(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	EST. (WAE) PROPERTY VALUE	DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE
(DAH) ZONING													
(JAA) USE													
IMPROVEMENTS													
JBA Paved Street													
JBB Graveled Street													
JBC Unimproved													
JBD Sidewalk													
JBE Curb & Gutter													
JBF Street Lights													
JBG Alley													
UTILITIES													
JCA Public Water													
JCB Well Water													
JCC Public Sewer													
JCD Septic System													
JCE Natural Gas													
JCF Electricity													
TOPOGRAPHY													
JDA Level				%	%								
JDB High				%	%								
JDC Steep				%	%								
JDD Low				%	%								
JDE Sloping				%	%								
JDF Hilly													
JDG Rock													
JDH Retaining Wall													
SHAPE, ETC.													
JEA Representative													
JEB Irregular													
JEC Cul-de-Sac													
JED Corner													
JEE View													
JEF Non-St. Front													

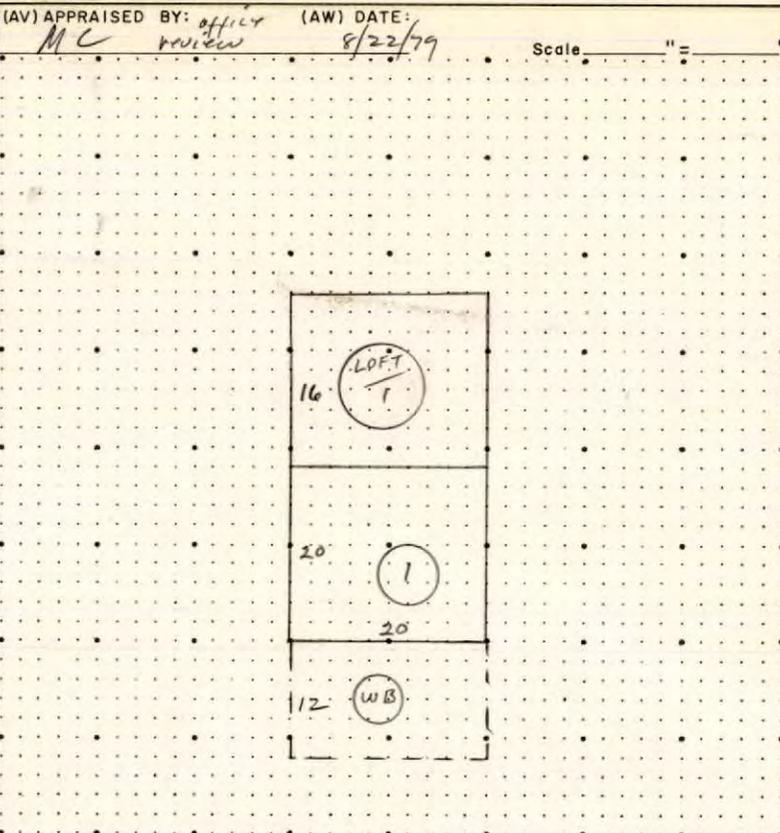
BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL

(AZ) CARD OF CARDS

(AA) TYPE NO. 15 T (AN) DESIGN A-Frame (AV) APPRAISED BY: MC review (AW) DATE: 8/22/79

(E) FOUNDATION (K) APPLIANCES AND MECHANICAL (L) PLUMBING (M) HEATING & COOLING

(G) WINDOWS (H) ROOF & RFNG. (I) INTERIOR FIN. (J) FLOORS & FLRG.



(Z) OTHER ITEMS table with columns for item description and EST. R.C.N. Includes items like Fireplace Metal and LOFT 16x20.

REMARKS: N/SU Rev 8-79 original PRC. was calculated on incorrect # Additional Functional Obsol. is applied

QUALITY ADJUSTMENT and DEPRECIATION tables. Includes rows for Design, Exterior, Interior, and NET VARIANCE.

(AX) Date, (AY) Reviewed by, (AB) FIRST STORY, (BA) TOTAL, (BB) TOTAL, (BC) TOTAL, (BD) TOTAL, (BE) TOTAL, (AM) PORCHES, ETC., (BF) CARPORT, (BG) GARAGE, (BH) OTHER ITEMS, (BI) REPLACEMENT COST NEW, (BJ) ADJUSTED % GOOD, (BK) TOTAL R.C.N.L.D.



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057558

Address: **495 ST VRAIN RD UNINCORPORATED, 80540**

Parcel: **119900000025**

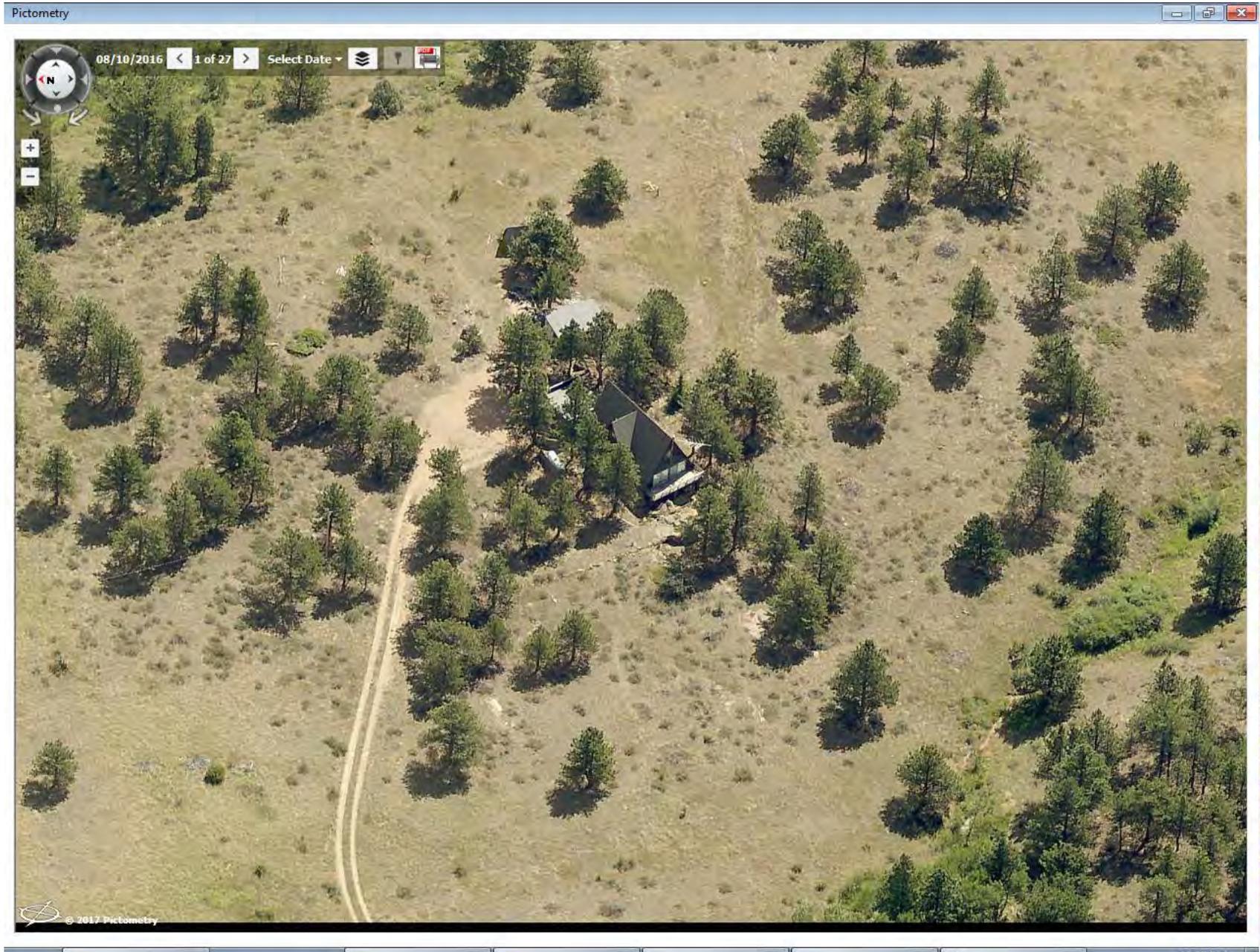
Location: **T3N - R72 W - S29 : TR, NBR 960 ALLENSPARK AREA**

Records: New Residence (BP-67-9926)
Residential Addition (BP-68-10846)
Residential Remodel (BP-85-0165)
Reroofing (BP-10-1587)
Furnace (BP-14-1419)

Documents: [BUILDING PERMIT \(BP-10-1587\)](#)
[Permit Application \(BP-14-1419\)](#)
[Parcel Report \(BP-14-1419\)](#)
[Building Permit \(BP-14-1419\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1967/1968	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1336 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		546 sq. ft.
		DECK AREA		272 sq. ft.







A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0053781

Address: 20345 ST VRAIN DR UNINCORPORATED, 80540

Parcel: 119934300011

Location: T3N - R72 W - S34 : TR, NBR 961 ST VRAIN AREA

Records: New Residence (BP-80-0291)
New Residence (BP-85-0843)
Accessory Agricultural Building (BP-94-1394)
Electrical Service Change (BP-96-0980)
Research (RES-10-0145)

Documents: [Microfiche Card \(BP-80-0291\)](#)
[Microfiche Card \(BP-80-0291\)](#)
[Microfiche Card \(BP-85-0843\)](#)
[Microfiche Card \(BP-85-0843\)](#)
[Microfiche Card \(BP-85-0843\)](#)
[No Description \(BP-94-1394\)](#)
[No Description \(BP-96-0980\)](#)
[Research \(RES-10-0145\)](#)
[Research \(RES-10-0145\)](#)
[Research \(RES-10-0145\)](#)
[Research \(RES-10-0145\)](#)

	Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	A-FRAME	1986/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1072 sq. ft.
			2ND FLOOR AND HIGHER FINISHED AREA		258 sq. ft.

WALK-OUT BASEMENT FINISHED AREA 400 sq. ft.

DECK AREA 240 sq. ft.

CARPORT AREA 180 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0023411

Address: 1333 SUGARLOAF RD UNINCORPORATED, 80302

Parcel: 146128006002

Location: T1N - R71 W - S28 : TALL TIMBERS 2 REPLAT - MT

**Records: New Residence (BP-71-13746)
Subdivision Final Plat (SD-75-5)
Residential Addition (BP-01-1309)**

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1972/2001	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1656 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	336 sq. ft.
		WALK-OUT BASEMENT UNFINISHED AREA	408 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA	960 sq. ft.
		DECK AREA	144 sq. ft.
		PORCH AREA	96 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0027949

Address: 9911 SUGARLOAF RD UNINCORPORATED, 80302

Parcel: 158106000004

Location: T1S - R72 W - S06 : TR, NBR 901 NEDERLAND AREA

Records: New Residence (BP-80-0098)
Residential Accessory Building (BP-82-0168)
Residential Remodel (BP-95-1665)
Residential Remodel (BP-01-1706)
Residential Remodel (BP-06-1649)
Building Code Violation (BCV-04-5057)
Building Code Violation (BCV-06-1649)
Residential Remodel (BP-06-2071)
Building Code Violation (BCV-09-5006)
Residential Remodel (BP-09-0273)
Residential Accessory Building (BP-09-0403)
Noxious Weed Enforcement (NWE-09-0176)
Noxious Weed Enforcement (NWE-14-0154)
Noxious Weed Enforcement (NWE-16-0130)

Documents: [No Description \(BP-95-1665\)](#)
[No Description \(BP-95-1665\)](#)
[Garge into compliance letter \(BCV-09-5006\)](#)
[Special Investigation Form \(BCV-09-5006\)](#)
[email from complainant \(BCV-09-5006\)](#)
[staff email \(BCV-09-5006\)](#)
[complaint \(BCV-09-5006\)](#)
[email to complainant \(BCV-09-5006\)](#)
[staff email \(BCV-09-5006\)](#)
[initial inspection pic \(BCV-09-5006\)](#)
[initial inspection pic \(BCV-09-5006\)](#)
[initial inspection pic \(BCV-09-5006\)](#)
[initial inspection pic \(BCV-09-5006\)](#)
[reinspection pic \(BCV-09-5006\)](#)
[reinspection pic \(BCV-09-5006\)](#)
[on-site pic \(BCV-09-5006\)](#)
[on-site pic \(BCV-09-5006\)](#)
[pic from complainant \(BCV-09-5006\)](#)
[pic from complainant \(BCV-09-5006\)](#)
[BUILDING PERMIT \(BP-09-0273\)](#)
[Recorded Zon Aff \(BP-09-0403\)](#)
[PH Memo re: Demo \(BP-09-0403\)](#)
[1st Notice \(NWE-14-0154\)](#)
[Case Files \(NWE-16-0130\)](#)
[Case Files \(NWE-16-0130\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1980/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1056 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA		1056 sq. ft.
		DETACHED GARAGE		498 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		350 sq. ft.

DECK AREA 240 sq. ft.
STUDIO AREA 270 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0033695

Address: **1412 SUNSHINE CANYON DR UNINCORPORATED, 80304**

Parcel: **146126000007**

Location: **T1N - R71 W - S26 : SUNSHINE CANYON AREA**

Records: New Residence (BP-59-4411)
Residential Addition (BP-71-14457)
Residential Accessory Building (BP-84-0476)
Residential Remodel (BP-95-1560)

Documents: [No Description \(BP-95-1560\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
1 STORY -				
Building: 1 RANCH	1961/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1801 sq. ft.
			DETACHED GARAGE	1152 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		448 sq. ft.
			DECK AREA	718 sq. ft.



Boulder's

1964 may 10 Denver Post

cliff-hanging houses



1/24/79 J.W.

RESIDENTIAL PROPERTY APPRAISAL RECORD

5-17-79
TW

(VAA) CITY OR TOWN

(AA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TAX AREA

26-1N-71 8060 0033695 0201 0000 00 0 00 000 12F 1
TRACT 2642 26-1N-71

SUNSHINE CANYON

BROWN R M & HELEN M
SUNSHINE CANYON
SALINA STAR RT
BOULDER

CO 80302 000 0000 00000

78	1650	6920	8570	5500	23067	28567
79	1650	7870	9520	5500	26233	31733

00-00
00-00

1112 1217 11.40 12.40

(DAB) SEC.	(DAI) SEC.	(DAB) MAP NO.
DIST.		
E		
(HAF) PAGE	(HAI) TYPE INSTR.	(HAB) DOC. FEE



Photo very out of date

LAND ATTRIBUTES SUBJECT PROPERTY		APPRAISER'S INTERVIEW AND VALUE ESTIMATE								INCOME APPROACH									
(DAH) ZONING	(JAA) USE	(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	(WAE) EST. PROPERTY VALUE	DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE					
IMPROVEMENTS		LAND VALUE CALCULATION										APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION							
JBA Paved Street		(JAB) LAND CLASS	DATE	(GAC) CODE	(GAD) SIZE	BASE UNIT	ADJUSTMENT FACTORS				BASE UNIT VALUE	TOTAL LAND VALUE	(WBA) DATE	(WBB) APPROACH USED	(WBF) ACTUAL VALUE	LAND/IMPS. RATIO	(WBC) DETERMINED BY		
JBB Graveled Street							SIZE	SHAPE	LOCATION	OTHER	COMPOSITE								
JBC Unimproved																			
JBD Sidewalk																			
JBE Curb & Gutter																			
JBF Street Lights																			
JBG Alley																			
UTILITIES		COST APPROACH										ACTUAL VALUE				ASSESSED VALUE			
JCA Public Water		DATE	TOTAL R.C.N.L.D.	COST FACTORS		ADJUSTED R.C.N.L.D.	ADD LAND	INDICATED VALUE	(FAC) YEAR	(GAB) LAND	(FAB) IMPS.	TOTAL	LAND	IMPS.	TOTAL	ENTERED BY			
JCB Well Water				AREA	TIME				19										
JCC Public Sewer									79										
JCD Septic System									80										
JCE Natural Gas																			
JCF Electricity																			
TOPOGRAPHY		MARKET APPROACH (COMPARABLE SALES)																	
JDA Level		SALES REFERENCE	DATE OF SALE	PRICE PAID (R.E. ONLY)	TIME ADJ.	LOCATION ADJ.	PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS)			INDICATED VALUE									
JDB High																			
JDC Steep																			
JDD Low																			
JDE Sloping																			
JDF Hilly																			
JDG Rock																			
JDH Retaining Wall																			
SHAPE, ETC.																			
JEA Representative																			
JEB Irregular																			
JEC Cul-De-Sac																			
JED Corner																			
JEE View																			
JEF Non-St. Front																			

16507 80607

2030 7870 5/21/81 4-30-80 am

Reviewed by: _____
Date: _____



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0024471

Address: **275 SWITZERLAND TRL UNINCORPORATED, 80466**

Parcel: **158118003003**

Location: **T1S - R72 W - S18 : WHISPERING PINES 1 - MT**

Records: New Residence (BP-66-9097)
Residential Remodel (BP-97-1002)

Documents: [Blank \(BP-97-1002\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1966/None	Mountains	SINGLE FAM RES IMPROVEMENTS

FIRST FLOOR (ABOVE GROUND) FINISHED AREA 760 sq. ft.

2ND FLOOR AND HIGHER FINISHED AREA 216 sq. ft.

DECK AREA 133 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057459

Address: 433 TAHOSA PARK NORTH RD UNINCORPORATED, 80510

Parcel: 119714000037

Location: T3N - R73 W - S14 : TR, NBR 960 ALLENSPARK AREA

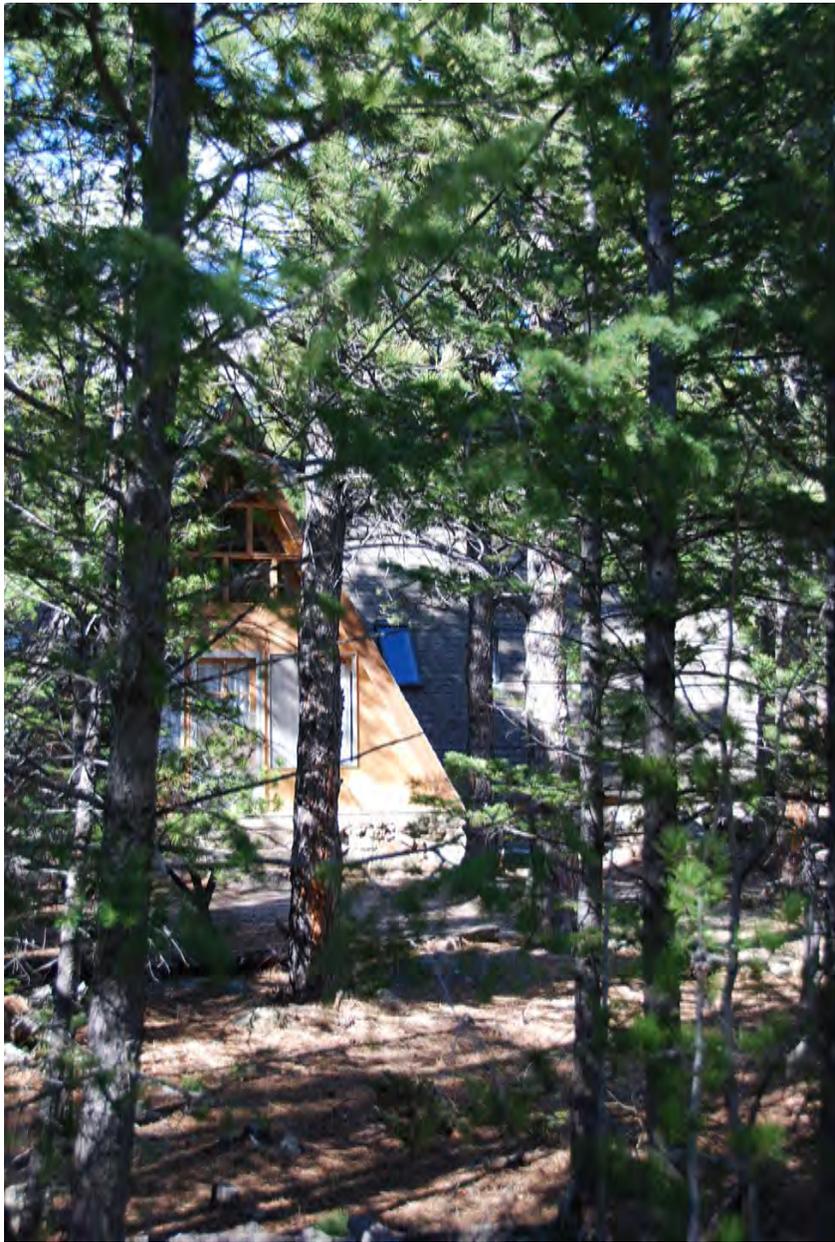
Records: New Residence (BP-62-6127)

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1965/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		868 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		96 sq. ft.
		PORCH AREA		80 sq. ft.



433 Tahosa Park North Photo by J. Wahlers 11/2/2017



433 Tahosa Park North Photo by J. Wahlers 11/2/2017



BOULDER COUNTY APPRAISAL CARD

TRACTS
 LOTS 3114 BLOCK ADDITION

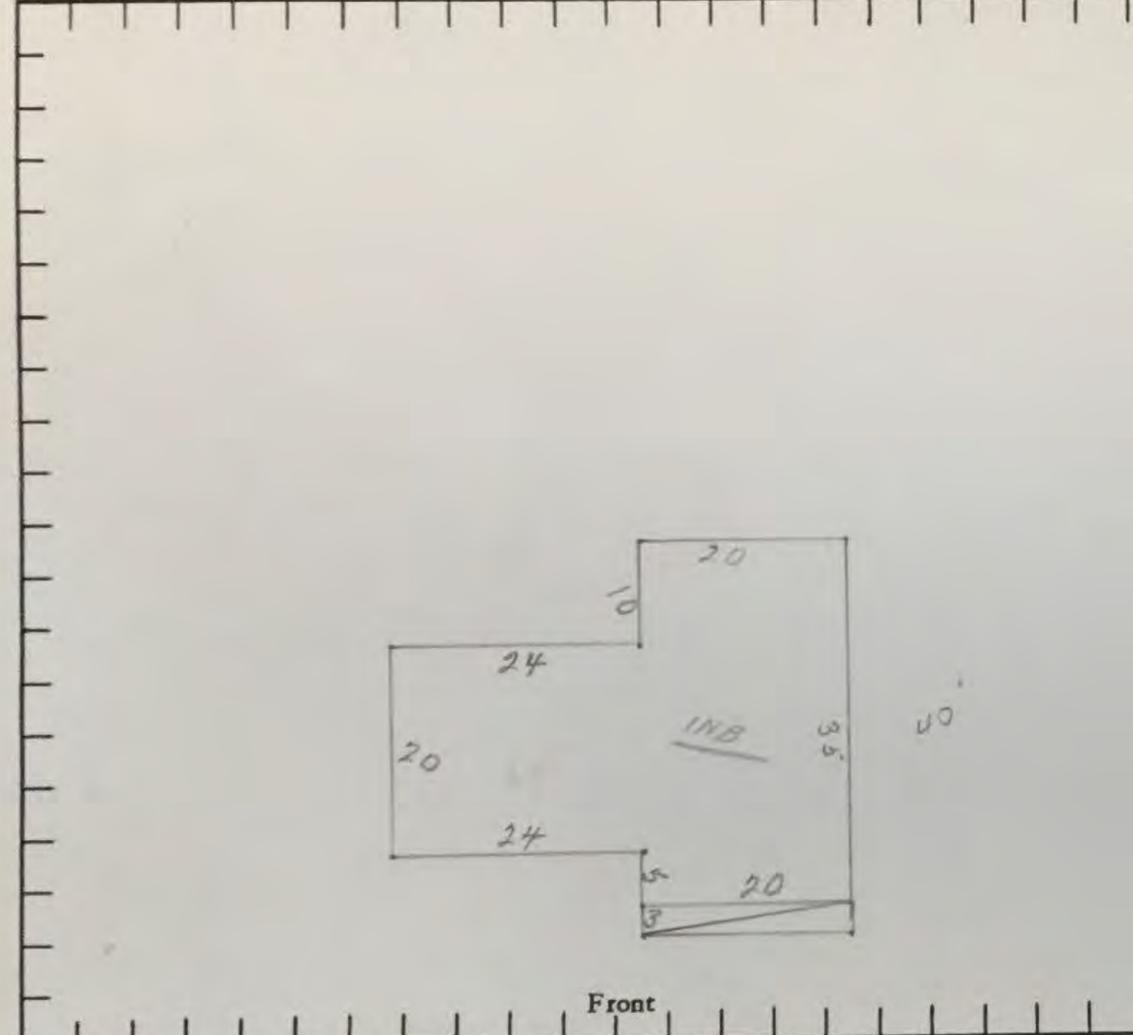
HOUSE No. 2200 STREET Alpine CITY Boulder

Section	Twp.	Range
14	3N	73

OWNER Don J. King + Helen

APPRAISED 7-8- 1964 Appraised by C.R.

Classification 24-2A1



___ % Obsolescence ___			
___ % Physical Dep. ___			
Width x Length	Area	Height	Cubic Feet
20 x 35	700	12	8400
20 x 24	480	12	5760
x			
x			
x			
x			
Total	1180	Total	14160

Reproduction Cost and Final Value MAIN BUILDING			
Item No.	Area or Quantity	Unit Cost	Total
Base			
242A1	1180	1.67	1970
ADDITIONS (PLUS)			
10A	Misc & Pictures		100
13A9	1-Metal		100
4A	60	.40	20
DEDUCTIONS (MINUS)			

ANNUAL ASSESSMENT			
Year	Land	Improvements	Total
1963	\$	\$	\$
1964			
1965	200	2190	
1966			
1967			
1968			
1969			
1970			

Building Permit (6/27/8-10-62) \$ 2642 Private Appraisal \$

Original Cost, Improvements Only Insurance

Additions and Betterments Mortgage

Owner's Estimate of Present Value Monthly Rental

DATE OF CONSTRUCTION
 Date Age Source

MAJOR ALTERATIONS OR ADDITIONS
 Date Age Description Percent

MAJOR ALTERATIONS OR ADDITIONS
 Date Age Description Percent

GARAGE AND MINOR BUILDINGS											
Class No.	Size Width x Depth x Ht.	Area	Walls	Floor	Roof	Heating	Lighting	Unit Cost	Reprod. Cost	Age Deprec.	Net Value

Base Reproduction Cost	\$ 2190
Final Net Condition	_____ %
Final Value- Main Building	\$ 2190
SUMMARY OF BUILDING VALUE	
Main Building \$	2190
Garage	
Minor Buildings	
Other Improvements	
Total Buildings and Improvements	\$ 2190

Bk
7



Eight Cubic Feet

Reproduction C

171



IMPROVEMENT

DESIGN TYPE: 01 02 04 05 OTHER _____

QUALITY TYPE: FAIR

ROOMS: 5

BEDROOMS: 3

BATHS: 1 Full, Half, 3/4, Rough-In (P)

% COMPLETE: _____ DATE: _____ APPRAISER: _____

EXTERIOR

ROOF

Flat (A)

Shed (B)

Gable (C)

Hip (D)

Gambrel (E)

Asphalt (G)

Wd Shake (H)

Spanish Tile (J)

Slate/Masonry (K)

Builtup (L)

Metal (N)

Dimensional (O)

WALLS (%)

Frm Wd/Shk (A)

Frm Stucco (C)

Brk Veneer (D)

Block (E)

Stucco Blk (F)

Brk on Brk (G)

Log (H)

Real Stone (J)

Cultured Stone

Frm Vinyl

FOUNDATION

Concrete (A)

Block (B)

Stone (C)

Brick (D)

Piers (E)

WINDOWS

S/P Alum (A)

S/P Wd (B)

Therm Alum (AC)

Therm Wood (BC)

Therm Wd Clad

Therm Vinyl

Storm Wndw

BASEMENT

Subterranean (A)

Garden Level (B)

Walk-Out (W)

None

SITE Sprklr Sys (Frnt/Back) _____

Topo _____

Lndscpng _____

EXT QUALITY

Low

Fair

Average

Good

Very Good

Excellent

Exceptional (1, 2, or 3)

DESIGN Q.A.

0 - 5

EXT Q.A.

0 - 5

YEAR BUILT: 1965 REMODEL(S): 1999

ADJUSTED YEAR: 1975

REMARKS:

Seasonal water, no insulation.

New roof in 1999.

INTERIOR

DOORS

Clear Pane

French

Hollow Core

Solid Core

Panel Hollow

Panel Solid

TRIM

Painted

Stained

Chair Rail

Ceiling

DRYWALL

Archways

Radius Corners

Angled Walls

Curved Walls

Niches

CEILINGS

Stndrd 8'

9' Plus

Vaulted

2 Stry Clr Span

Coved

HEAT

Forced Air (A)

Hot Water (C)

Bsmt Hot Wtr (D)

Electric (E)

Wall/Space Heat (F)

Air Condtn (G or H)

Evap Cooler (I)

Radiant Floor

KITCHEN

Disposal (N)

Dishwasher (O)

Cooking Island

Cabinet Island

FLOOR COVERS (%)

Wood (D)

Tile (E)

Vinyl (F)

Carpet (J)

Stone

PLUMBING

X Lav (E)

X Toilet/Bidet (F)

X Shower (I)

X Sink /Wet Bar (K)

Laundry Tray (M)

Sauna (T)

Whirlpool Jets

EXTRA'S

B-I Slvs

Ceiling Fans #

Custom Cbnts

Walk-In Closets

Fire Sprnklr (ZFS)

Fireplaces (ZFP)

Wd Stove (ZWS)

Fr Stnd Gas (ZGF)

Gas Logs (ZGL)

Hot Tub (ZHT)

INT QUALITY

Low

Fair

Average

Good

Very Good

Excellent

Exceptional (1, 2, or 3)

INT Q.A.

0 - 10

SKETCH/AREA TABLE ADDENDUM

S-T-R 14-3N-73

I.D. # 0057459

PROP ADDRESS 433 TAHOSA PARK NORTH ROAD

CITY ALLENSPARK

STATE CO

ZIP

LEGAL TRACT 3114 14-3N-73

APPRAISER DICK MULVEY

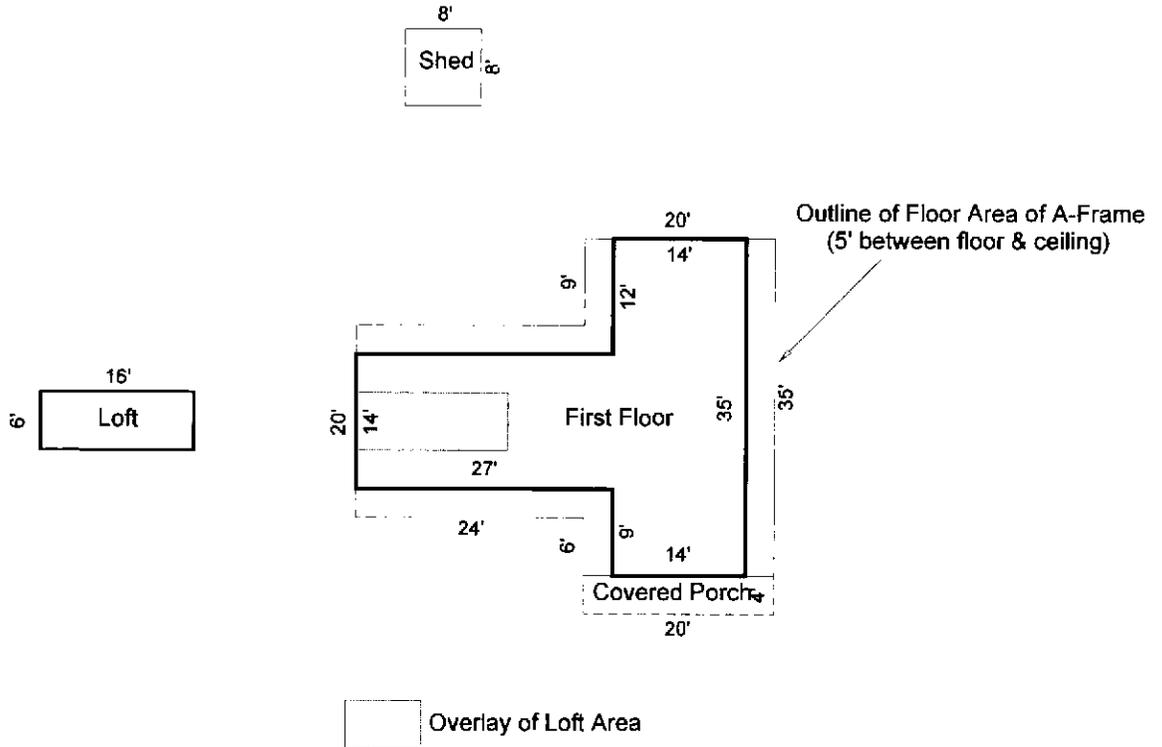
OFFICE BOULDER COUNTY ASSESSOR

DEPARTMENT RESIDENTIAL

APPR ADDRESS PO BOX 471, BOULDER, CO 80306

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Size	Perimeter	Totals
GLA1	First Floor	1.00	868	152	868
CP	Covered Porch	1.00	80	48	80
SHED	Shed	1.00	64	32	64
LOFT	Loft	1.00	96	44	96

NOTES

APPRAISER	DATE OF VISIT
DZM	7/24/01

TOTAL LIVABLE (rounded) 868



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057499

Address: 531 TAYLOR RD UNINCORPORATED, 80540

Parcel: 119930001002

Location: T3N - R72 W - S30 : PINE VALLEY UNIT 1 - MT

Records: New Residence (BP-76-20730)
Residential Addition (BP-88-0046)
Reroofing (BP-14-0948)
Furnace (BP-15-2084)
Water Heater (BP-16-0323)

Documents: [BP application \(BP-14-0948\)](#)
[Parcel report \(BP-14-0948\)](#)
[Final \(BP-14-0948\)](#)
[Parcel Report \(BP-15-2084\)](#)
[Permit Application \(BP-15-2084\)](#)
[Final \(BP-15-2084\)](#)
[Parcel Report \(BP-16-0323\)](#)
[Permit Application \(BP-16-0323\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1977/1988	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1600 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	288 sq. ft.
		ATTACHED GARAGE AREA	624 sq. ft.
		DECK AREA	808 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0024616

Address: 60 TIMBERLINE RD UNINCORPORATED, 80466

Parcel: 158118001002

Location: T1S - R72 W - S18 : WHISPERING PINES - MT

**Records: New Residence (BP-64-7558)
Residential Addition (BP-73-18141)**

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1968/1974	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1098 sq. ft.
		SUBTERRANEAN BASEMENT UNFINISHED AREA	288 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA	216 sq. ft.
		DECK AREA	186 sq. ft.
		PORCH AREA	60 sq. ft.



60 Timberline Photo by J. Wahlers 11/2/2017





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0023436

Address: **195 TIMBERLINE RD UNINCORPORATED, 80466**

Parcel: **158118001006**

Location: **T1S - R72 W - S18 : WHISPERING PINES - MT**

Records: New Residence (BP-66-9055)
Residential Remodel (BP-08-0944)

Documents: [BUILDING PERMIT \(BP-08-0944\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1966/1984	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		884 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		216 sq. ft.
		DECK AREA		376 sq. ft.



195 Timberline Photo by J. Wahlers 11/2/2017







A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0515326

Address: 726 WAGONWHEEL GAP RD UNINCORPORATED, 80302

Parcel: 146111017002

Location: T1N - R71 W - S11 : BOW MOUNTAIN REPLAT - MT

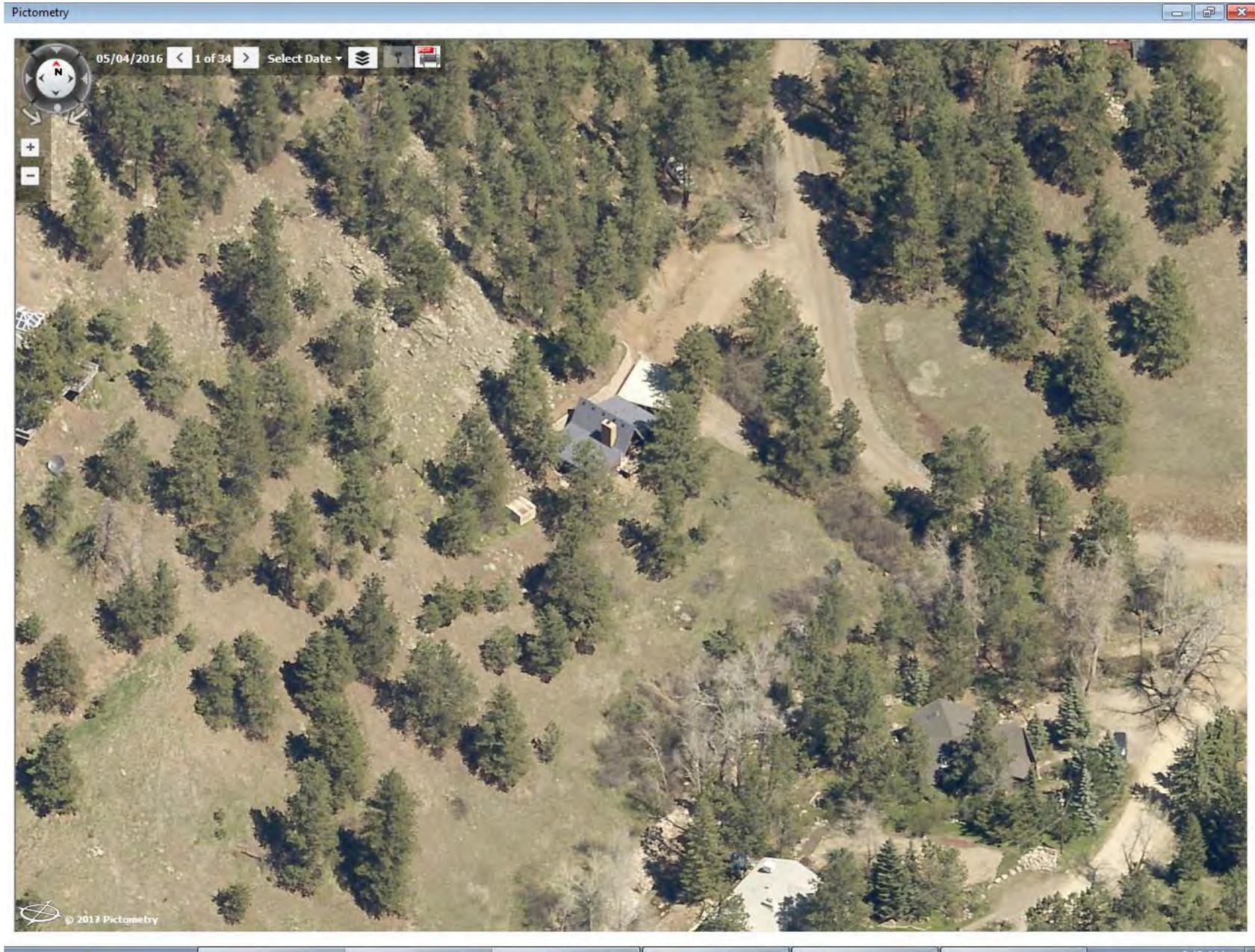
Records: Commercial Remodel (BP-78-23563)
New Residence (BP-65-8543)
Residential Remodel (BP-00-2094)
Noxious Weed Enforcement (NWE-09-0047)
Flood 2013 Information Note (FLD-13-0478)
Residential Remodel (BP-13-2074)
Mechanical - Other (BP-14-1852)
Building Code Violation (BWOP-14-0055)
Hazard Mitigation Review (HMR-14-0033)
Furnace (BP-14-2172)
Fences and Retaining Walls (BP-15-0363)
Electrical Lift Station (BP-15-1248)
Reroofing (BP-15-2271)
Mechanical - Other (BP-16-0014)
Residential Addition (BP-16-0533)
Noxious Weed Enforcement (NWE-16-0075)

Documents: [BUILDING PERMIT \(BP-00-2094\)](#)
[No Description \(NWE-09-0047\)](#)
[Application Materials \(BP-13-2074\)](#)
[Building Permit \(BP-13-2074\)](#)
[Parcel report \(BP-14-1852\)](#)
[BP application \(BP-14-1852\)](#)
[Building Permit \(BP-14-1852\)](#)
[NOV \(BWOP-14-0055\)](#)
[PHOTO1 \(BWOP-14-0055\)](#)
[PHOTO 2 \(BWOP-14-0055\)](#)
[PHOTO 3 \(BWOP-14-0055\)](#)
[PHOTO 4 \(BWOP-14-0055\)](#)
[PHOTO 5 \(BWOP-14-0055\)](#)
[PHOTO 6 \(BWOP-14-0055\)](#)
[PHOTO 7 \(BWOP-14-0055\)](#)
[PHOTO 8 \(BWOP-14-0055\)](#)
[PHOTO 9 \(BWOP-14-0055\)](#)
[PHOTO 10 \(BWOP-14-0055\)](#)
[Referral Packet \(HMR-14-0033\)](#)
[POS referral 12-30-2014 \(HMR-14-0033\)](#)
[Public Health Environmental Referral \(HMR-14-0033\)](#)
[BCPH Water Quality \(HMR-14-0033\)](#)
[Building permit \(BP-14-2172\)](#)
[Plans \(BP-15-0363\)](#)
[Permit Application \(BP-15-0363\)](#)
[Zoning IRFA Hold Letter Email \(BP-15-0363\)](#)
[Engineer Letter Retaining wall \(BP-15-0363\)](#)
[BUILDING PERMIT \(BP-15-0363\)](#)
[Parcel Report \(BP-15-1248\)](#)
[Permit Application \(BP-15-1248\)](#)
[Final \(BP-15-1248\)](#)
[Parcel Report \(BP-15-2271\)](#)
[Permit Application \(BP-15-2271\)](#)
[Building Permit \(BP-15-2271\)](#)
[Permit Application \(BP-16-0014\)](#)
[Parcel Report \(BP-16-0014\)](#)
[Building Permit \(BP-16-0014\)](#)
[BP application \(BP-16-0533\)](#)
[Plans \(BP-16-0533\)](#)
[Planning letter \(BP-16-0533\)](#)
[Site plan \(BP-16-0533\)](#)
[Revised Plans \(BP-16-0533\)](#)
[BUILDING PERMIT \(BP-16-0533\)](#)
[Case Files \(NWE-16-0075\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
1 STORY -				
Building: 1 RANCH	1966/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1172 sq. ft.
			CARPORT AREA	264 sq. ft.
			DECK AREA	116 sq. ft.



726 WAGONWHEEL GAP RD





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0054720

Address: 8343 WEST FORK RD UNINCORPORATED, 80302

Parcel: 131924007051

Location: T2N - R71 W - S24 : CRESTVIEW ESTATES & FLG 2 & FLG 2 REP A - BOV

- Records:** New Residence (BP-79-0489)
 Subdivision Final Plat (SD-142)
 Building Research (BPR-78-0006)
 Residential Remodel (BP-87-0221)
 Residential Remodel (BP-94-2721)
 Residential Remodel (BP-03-1134)
 Residential Remodel (BP-06-1853)

- Documents:** [Microfiche \(BPR-78-0006\)](#)
[No Description \(BP-94-2721\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1979/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1320 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		384 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA		792 sq. ft.
		BASEMENT GARAGE AREA		528 sq. ft.
		DECK AREA		938 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0024547

Address: **208 WILD TIGER RD UNINCORPORATED, 80302**

Parcel: **146130006005**

Location: **T1N - R71 W - S30 : MOUNTAIN MEADOWS & 1 REPLAT - MT**

Records: New Residence (BP-72-15412)
Residential Accessory Building (BP-74-18654)
Subdivision Final Plat (SD-184)
Residential Remodel (BP-96-1101)

Documents: [No Description \(BP-96-1101\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type
Building: 1 A-FRAME	1972/None	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1125 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA	855 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA	768 sq. ft.
		WALK-OUT BASEMENT UNFINISHED AREA	357 sq. ft.
		DETACHED GARAGE	672 sq. ft.
		DECK AREA	1296 sq. ft.
		PORCH AREA	84 sq. ft.



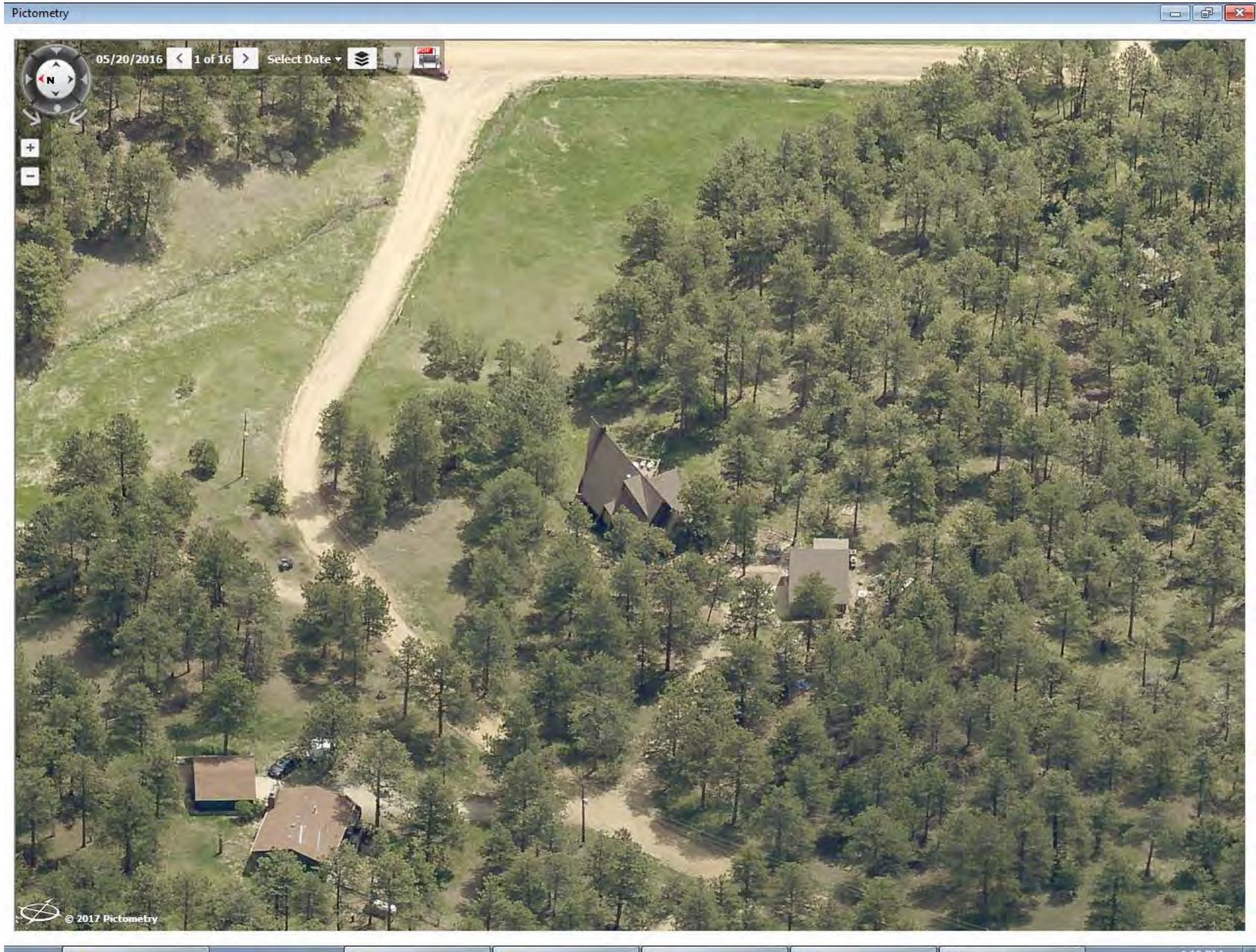
208 Wild Tiger Rd. Photo courtesy of Susan Bloomquist

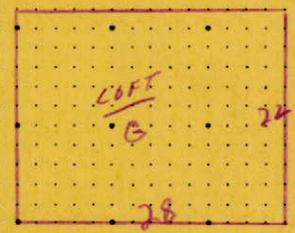
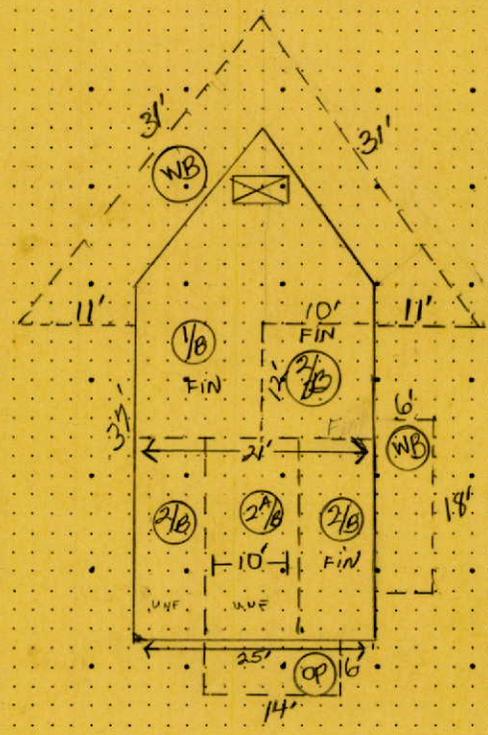


208 Wild Tiger Rd. Photo courtesy of Susan Bloomquist



208 Wild Tiger Road







Compilation of Known A-frames within County: Assessor Records with Photographs Page



RESIDENTIAL PROPERTY APPRAISAL RECORD

24547

0180 MT.

(VAA) CITY OR TOWN

County

(AA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TAX AREA

30-1N-71 3702 0024547 0180 0000 00 0 00 000 15F 2
LOT 44 MTN MEADOWS

(DAB) SEC.	(DAI) SEC.	(DAI) MAP NO.
30		
DIST.		
E		
(HAF) PAGE	(HAI) TYPE INSTR.	(HAB) DOC. FEE
	29128	.52
	090827	6.80

WILD TIGER RD 80

SPIVEY DONALD R & JUDITH E
% CENTRAL BANK & TRUST
P O BOX 5548 T A
DENVER CO 80217

901 0000 00000

78 1800 : 9530 : 11330 : 6000 : 31767 : 37767
79 2700 : 8800 : 11500 : 9000 : 29333 : 38333

095632 00-00 03-74 68000

1112 1217

PHOTOGRAPH

#15412-25,000

LAND ATTRIBUTES SUBJECT PROPERTY	APPRAISER'S INTERVIEW AND VALUE ESTIMATE							INCOME APPROACH					
	(WAA) DATE	(WAB) APPRAISER	CONFIRMED SALE PRICE	(IAA) OCCUPANCY OWNER/TENANT	(IAB) MONTHLY RENT	(IAC) FURNISHED UNFURNISHED	(IAD) EST. ECONOMIC RENT (UNFUR.)	(WAE) EST. PROPERTY VALUE	DATE	GROSS RENT MULTIPLIER	ECONOMIC RENT	DATA REFERENCE	INDICATED VALUE
(DAH) ZONING													
(JAA) USE													
IMPROVEMENTS													
JBA Paved Street													
JBB Graveled Street													
JBC Unimproved													
JBD Sidewalk													
JBE Curb & Gutter													
JBF Street Lights													
JBG Alley													
UTILITIES													
JCA Public Water													
JCB Well Water													
JCC Public Sewer													
JCD Septic System													
JCE Natural Gas													
JCF Electricity													
TOPOGRAPHY													
JDA Level													
JDB High													
JDC Steep													
JDD Low													
JDE Sloping													
JDF Hilly													
JDG Rock													
JDH Retaining Wall													
SHAPE, ETC.													
JEA Representative													
JEB Irregular													

MS 024547

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD - RESIDENTIAL (AZ) CARD

1 OF 1 CARDS

(AA) TYPE NO. 12F **(AN) DESIGN** 2 1/2 Story **(AV) APPRAISED BY:** CT **(AW) DATE:** 9/18/72

COST TABLE REFERENCES

(AB) FIRST STORY M F
(AC) BASEMENT Full Pt. No
(AD) ABOVE FIRST M F
(AE) CARPORT 11 12 13
(AF) CARPORT ROOF Pitch Flat
(AG) GARAGE 11 12 13
(AH) GARAGE WALL M F
(AI) Att. Det. Bermd.

YEAR BUILT 1972 **ADJUSTED YEAR**

(AO) ROOMS
(AP) BEDROOMS
(AQ) BATHS 3

FIRST FLOOR FIN. AREA 1125 Φ
ABOVE FIRST FIN. AREA 855 Φ
BASEMENT FIN. AREA 768 Φ
TOTAL FINISHED AREA 2748 Φ
R.C.N./SQ.FT. FIN. AREA \$ 11.54
RC.N.L.D./SQ.FT. FIN. AREA \$ 11.54

(E) FOUNDATION 1972 19

A Concrete	(K) APPLIANCES	TYP	NO.	UNIT	COST	COST
B Block	A Cooking Top					
C Stone	B Wall Oven					
D Brick	C Drop-in Range w/Oven					
E Piers	D Hood (Standard)	1			120	
F Mud Sills	E Hood, Custom Str.					
	F Hood, Custom Con.					
	G Electronic Oven					
	H Electric B. B. Q.					
	I Double Oven					
	J Central Vacuum					
	K Intercom., AM-FM					
	L Intercom., AM					
	M Intercom., Remote Sta.					
	Z					
	(L) PLUMBING					
	A Base				1280	
	B 3 Fixture Bath				470	
	C 3/4 Bath				470	
	D 2 Fixture Bath					
	E Lavatory					
	F Water Closet					
	G Bath Tub					

(F) EXTERIOR W.

A Fr. Wd. or Sh	H Roman Tub	SQ. FT.	UNIT	COST
B Fr. Asbestos	I Stall Shower			
C Fr. Stucco	J Stall Shower, w/Door			
D Brick Veneer	K Kitchen Sink			
E Blk Painted	L Water Heater			
F Blk Stucco	M Laundry Tray			
G Brk on Brk/Blk	N Disposal			80
H Log	O Dishwasher			300
I Metal	P R. I. 3 Fixture Bath			
J N. Stn./Moss Rk	Q Separate Stack			
	R Sliding Tub Encl.			
	S Water Softener			
	T Sauna Bath			
	U Bidet			
	Z			

(G) WINDOWS ALUM X

(H) ROOF & RFNG.

A Flat	H Roman Tub	SQ. FT.	UNIT	COST
B Shed	I Stall Shower			
C Gable	J Stall Shower, w/Door			
D Hip	K Kitchen Sink			
E Gambrel	L Water Heater			
F Framing Adj.	M Laundry Tray			
G Asphalt Shgs.	N Disposal			80
H Wood Shk/Shgs	O Dishwasher			300
I Conc. Bar Tile	P R. I. 3 Fixture Bath			
J Spanish Tile	Q Separate Stack			
K Slit/Miss. Tile	R Sliding Tub Encl.			
L Built-Up	S Water Softener			
M Asbestos Shgs.	T Sauna Bath			
	U Bidet			
	Z			

(I) INTERIOR FIN. **(M) HEATING & COOLING** SQ. FT. UNIT

A Unfinished	A Forced Air	SQ. FT.	UNIT	COST
B Plastered <td>B Gravity</td> <td></td> <td></td> <td></td>	B Gravity			
C Drywall	C Hot Wtr. or Steam			
D Wallboard	D Bsmt. Hot Wtr. Heat			
E Plywood	E Electric			
F Hardwood Panl.	F Wall or Floor Furnace			
	G Air Cond. (In Ht. Ducts)			
	H Air Cond. (w/Own Ducts)			
	I Evaporative Coolers			
	J Electronic Air Cleaners			
	K Humidifiers			
	L Elect. Wall Ht. - 750 W			
	M Elect. Wall Ht. - 1500 W			
	N Attic Ex. Fan (w/Timer)			
	O Thru-Wall Air Cond.			
	Z			

(J) FLOORS & FLRG.

A Wood Joists	H Roman Tub	SQ. FT.	UNIT	COST
B Subfloor	I Stall Shower			
C Softwood Flrg.	J Stall Shower, w/Door			
D Hardwood Flrg.	K Kitchen Sink			
E Resilient Flrg.	L Water Heater			
F Ceramic Tile	M Laundry Tray			
I Conc. Slab	N Disposal			
J Carpet	O Dishwasher			

(Z) OTHER ITEMS EST. R.C.N. 800

A Fireplace	EST. R.C.N.
B Yard Improvements	
C	
D	
E	
Z	

TOTAL OTHER ITEMS

REMARKS

QUALITY ADJUSTMENT

(At Time of Construction)	-	+
(CA) Design (Maximum 2%)		2
(CB) Exterior (Maximum 3%)		2
(CC) Interior (Maximum 1%)		2
(CD) NET VARIANCE (From Type)		6
	+ 100 %	

DEPRECIATION

Year of Appraisal	1972	19
By	CT	
(DA) Year Built	1972	
(DB) Year Remodeled		
(DC) % Remodeled		
(DD) Adjusted Year Built		
Normal % Good		
(DE) Condition For Age		
(DF) Functional Obsolescence		
(DG) Economic Obsolescence		

(AX) Date: 10-20-72
Computed by: JEAN
(AY) Reviewed by:

FIRST FLOOR 1972 19

25 x 37	=	925
1/2 (13 x 16)	=	104
1/2 (12 x 16)	=	96
x	=	
(BA) TOTAL	1125 Φ	\$ 12.44 \$ 14000 \$

SECOND FLOOR AND ABOVE

25 x 21	=	525
10 x 12	=	120
x	=	
(BB) TOTAL	645 Φ	\$ 6.51 \$ 4200 \$

(AJ) 11 12 13 HALF STORY/FIN. ATTIC

10 x 21	=	210
x	=	
(BC) TOTAL	210 Φ	\$ 5.23 \$ 1119 \$

(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)

x	=	ABOVE
x	=	
(BD) TOTAL		\$

TOTAL BASE COST \$ 19319 \$

QUALITY ADJUSTMENT 106 % %

ADJUSTED BASE COST \$ 20478 \$

(AL) 11 12 13 FINISHED BASEMENT

8 x 21	=	168
x	=	200
16 x 25	=	400
(BE) TOTAL	768 Φ	\$ 1.95 \$ 1500 \$

APPLIANCES & MECHANICAL 3948

DOLLAR ADJUSTMENTS

	Area	Unit	
N. Stn./Moss Rock		Φ	\$
Framing Adj.	1970	.60	1062
Roofing	1125	.26	292
Concrete Slab			() ()
Carpet	-675	.80	(-540) ()

(AM) 11 12 13 PORCHES, ETC.

OP	14 x 6 = 84	Area	Unit
(AP)	6 x 18	108 Φ	\$ 4.00 \$ 432
(AP)	1/2 (13 x 16)	-104	
(AP)	1/2 (12 x 16)	-96	
(AP)	1/2 (13 x 25)	775	3.20 \$ 1981
(AP)	1/2 (12 x 25)	-72	
(AP)	1/2 (13 x 25)	-72	
(AP)	1/2 (12 x 25)	-72	
(BF)	x		
(BF)	x		

GARAGE

(BG) 28 x 24 672

(BG) x

OTHER ITEMS 800

REPLACEMENT COST NEW \$ 31774 \$

ADJUSTED % GOOD — % %

TOTAL R.C.N.L.D. \$ 31774 \$



A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0029363

Address: **0 B & M ST WARD, 80481**

Parcel: **145712106001**

Location: **T1N - R73 W - S01 : WARD - WD**

Records: Land Survey Plat (LS-99-0161)

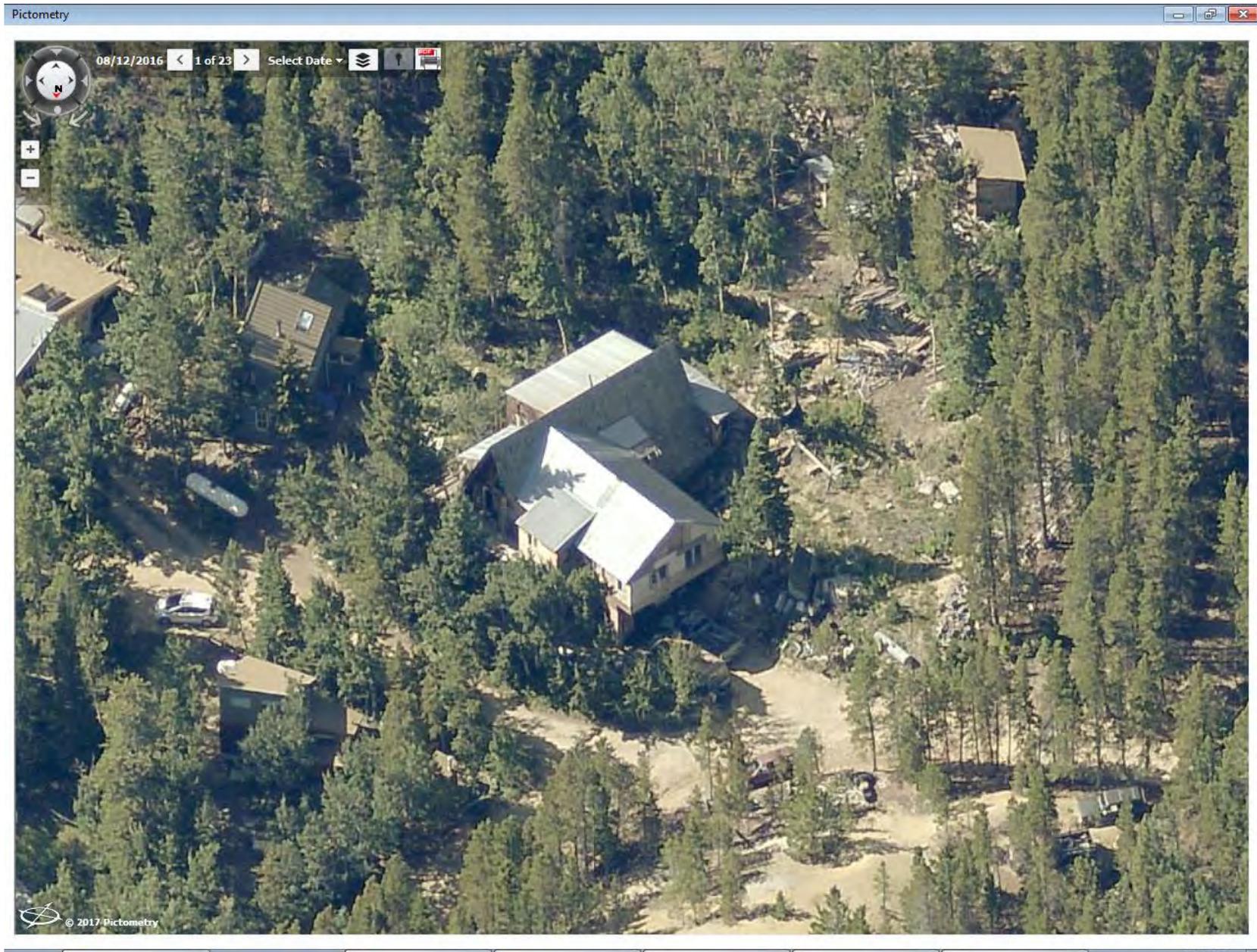
Documents: [No Description \(LS-99-0161\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1964/None	Mountains	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1056 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		596 sq. ft.
		DECK AREA		384 sq. ft.



O B & M ST WARD

145712106001





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0004792

Address: **2935 3RD ST BOULDER, 80304**

Parcel: **146125206006**

Location: **T1N - R71 W - S25 : NEWLANDS - BO**

Records:

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
1 STORY - Building: 1 RANCH	1961/None	Boulder	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1506 sq. ft.
			SUBTERRANEAN BASEMENT FINISHED AREA	621 sq. ft.
			BASEMENT GARAGE AREA	319 sq. ft.
Building: 2 STUDIO	1990/None	Boulder	SINGLE FAM RES IMPROVEMENTS	
			SUBTERRANEAN BASEMENT UNFINISHED AREA	320 sq. ft.
			CARPORT AREA	170 sq. ft.
			DETACHED GARAGE	800 sq. ft.
			DECK AREA	273 sq. ft.
			STUDIO AREA	540 sq. ft.



2935 3rd St



2935 3rd St.



2935 3rd St.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0022794

Address: **275 HWY 72 NEDERLAND, 80466**

Parcel: **158313216002**

Location: **T1S - R73 W - S13 : NEDERLAND - NE**

Records: Commercial Remodel (BP-06-1474)

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 WORSHIP	1973/1991	Wood or Steel Studs in Bearing Walls	EX CHURCH NON-RES IMPS	
			WORSHIP	3744 sq. ft.
			LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA	624 sq. ft.
			DECK AREA	564 sq. ft.



275 Highway 72, Nederland, CO

Photo from: <http://www.calvarychapel nederland.org>





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0039550

Address: 25 CHESEBRO WAY UNINCORPORATED, 80303

Parcel: 157925414009

Location: T1S - R71 W - S25 : MOFFAT LAKES - ES

Records: Electrical Service Change (BP-87-0463)
Subdivision Exemption (SE-05-033)
Reroofing (BP-09-0356)
Eldorado Springs Sanitation Hookup (BP-10-0053)
Residential Addition (BP-11-0733)
Residential Deconstruction (BP-11-0747)
Land Survey Plat (LS-14-0110)
Land Survey Plat (LS-14-0217)

Documents: [BOCC PHN for 04-27-2006 \(SE-05-033\)](#)
[BOCC PHN for 04-04-2006 \(SE-05-033\)](#)
[BUILDING PERMIT \(BP-09-0356\)](#)
[BUILDING PERMIT ADDN \(BP-09-0356\)](#)
[BUILDING PERMIT \(BP-10-0053\)](#)
[Zoning Hold SPR Regd \(BP-11-0733\)](#)
[Zoning IRFA Revised \(BP-11-0733\)](#)
[Zoning IRFA Setback Survey \(BP-11-0733\)](#)
[Zoning IRFA \(BP-11-0733\)](#)
[Public Health Memo \(BP-11-0733\)](#)
[Public Health Memo \(BP-11-0747\)](#)
[BUILDING PERMIT \(BP-11-0747\)](#)
[LAND SURVEY PLAT \(LS-14-0110\)](#)
[LAND SURVEY PLAT \(LS-14-0217\)](#)

	Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	1 STORY - RANCH	1915/2009	Plains	SINGLE FAM RES IMPROVEMENTS	
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1018 sq. ft.



25 Chesebro Way, Eldorado Springs A frame shed on property
5BL9892
Date: 11/1/2005
Photo from Site form for 5BL9892 by SWCA





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0032135

Address: 3075 FOURMILE CANYON DR UNINCORPORATED, 80302

Parcel: 146121000006

Location: T1N - R71 W - S21 : TR, NBR 903 SUGARLOAF AREA

Records: Residential Accessory Building (BP-79-0991)
New Residence (BP-62-6155)
Residential Remodel (BP-69-12019)
Residential Remodel (BP-77-22177)
Electrical Service Change (BP-91-1582)
Residential Accessory Building (BP-92-0164)
Residential Addition (BP-01-0929)
Building Code Violation (BWOP-11-0073)
Flood 2013 Information Note (FLD-13-0409)
Zoning Enforcement (ZON-16-0337)

Documents: [No Description \(BP-91-1582\)](#)
[No Description \(BP-92-0164\)](#)
[30 day violation notice \(BWOP-11-0073\)](#)
[2nd violation notice \(BWOP-11-0073\)](#)
[2nd violation notice \(BWOP-11-0073\)](#)
[NOV letter 100517 \(BWOP-11-0073\)](#)
[NOV letter 12/6/16 \(ZON-16-0337\)](#)
[Site Photos 11/28/16 \(ZON-16-0337\)](#)
[NOV letter 100417 \(ZON-16-0337\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1	2 - 3 STORY	1962/1969	Mountains	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1238 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		554 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA		432 sq. ft.
		WALK-OUT BASEMENT UNFINISHED AREA		122 sq. ft.
			DETACHED GARAGE	412 sq. ft.
			DETACHED GARAGE	312 sq. ft.
		LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA		208 sq. ft.
			DECK AREA	542 sq. ft.
			PORCH AREA	51 sq. ft.

	EQUIPMENT		Masonry or Concrete Load- Bearing Walls	SINGLE FAM RES IMPROVEMENTS
Building: 2	SHED	1962/None		





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0003604

Address: **1785 DEER VALLEY RD BOULDER, 80305**

Parcel: **157706303004**

Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

Records:

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type
1 STORY -			
Building: 1 RANCH	1965/None	Boulder	SINGLE FAM RES IMPROVEMENTS
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1466 sq. ft.
		GARDEN BASEMENT FINISHED AREA	666 sq. ft.
		ATTACHED GARAGE AREA	400 sq. ft.
		DECK AREA	576 sq. ft.
		PORCH AREA	248 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0007281

Address: **1845 KOHLER DR BOULDER, 80305**

Parcel: **157706303006**

Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

Records:

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 A-FRAME	1967/2011	Boulder	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1463 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		1540 sq. ft.
		ATTACHED GARAGE AREA		273 sq. ft.
		DECK AREA		637 sq. ft.
		PATIO AREA		171 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0001504

Address: 1960 KOHLER DR BOULDER, 80305

Parcel: 157706412005

Location: T1S - R70 W - S06 : WEST HIGHLAND PARK - BO

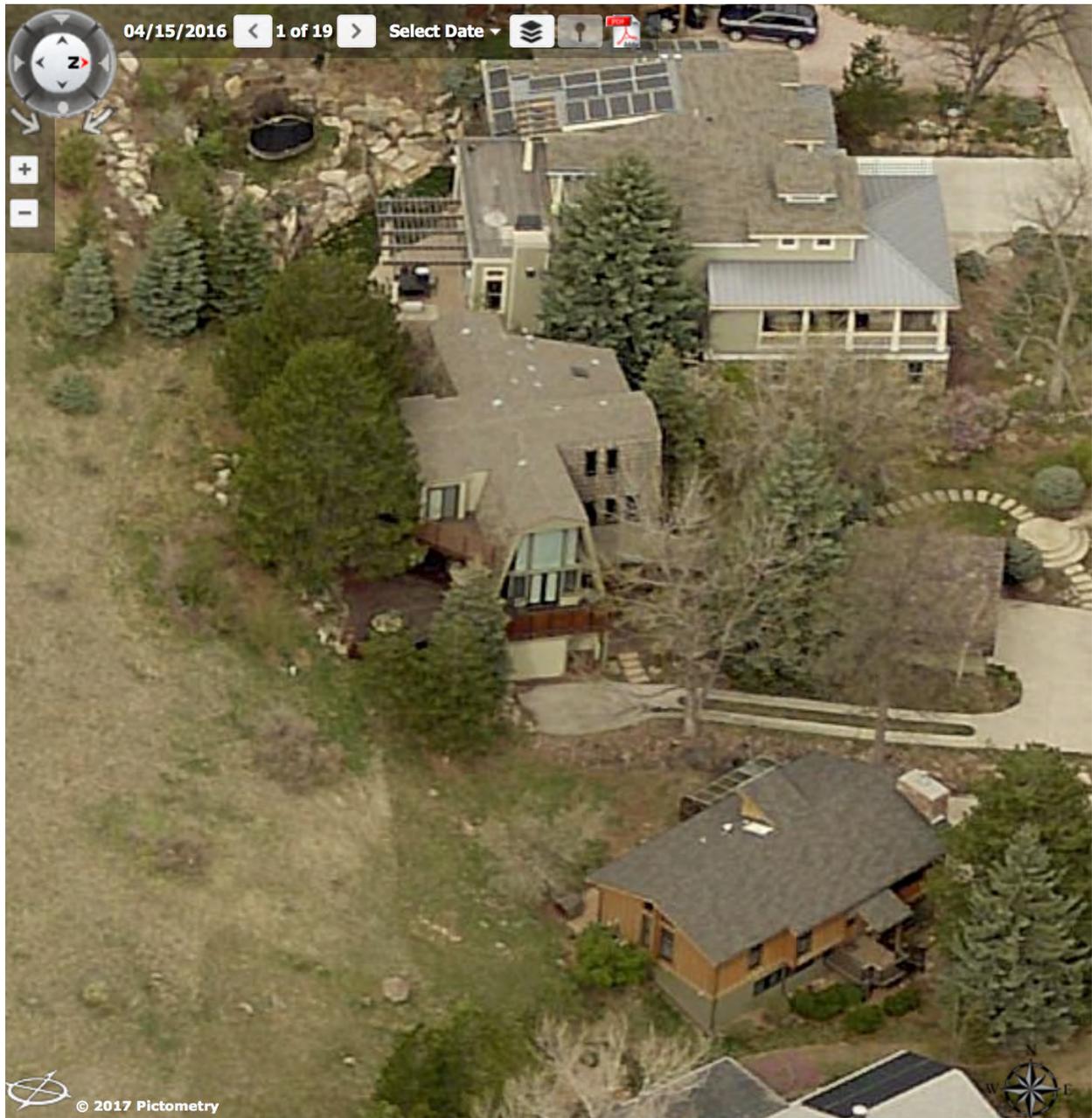
Records:

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 2 - 3 STORY	1965/2015	Boulder	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1357 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		905 sq. ft.
		SUBTERRANEAN BASEMENT FINISHED AREA		1212 sq. ft.
		DETACHED GARAGE		528 sq. ft.
		DECK AREA		736 sq. ft.



1960 Kohler Dr.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0007374

Address: **1900 KOHLER DR BOULDER, 80305**

Parcel: **157706412002**

Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

Records:

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 2 - 3 STORY	1965/1998	Boulder	SINGLE FAM RES IMPROVEMENTS	
		FIRST FLOOR (ABOVE GROUND) FINISHED AREA		777 sq. ft.
		2ND FLOOR AND HIGHER FINISHED AREA		2174 sq. ft.
		WALK-OUT BASEMENT FINISHED AREA		725 sq. ft.
		WALK-OUT BASEMENT UNFINISHED AREA		200 sq. ft.
		ATTACHED GARAGE AREA		440 sq. ft.
		DECK AREA		653 sq. ft.
		DECK AREA		422 sq. ft.
		PATIO AREA		264 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0006124

Address: **1920 KOHLER DR BOULDER, 80305**

Parcel: **157706412003**

Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

Records:

Documents:

Style	Built/Remodeled	Construction Type	Improvement Type	
Building: 1 2 - 3 STORY	1965/2011	Boulder	SINGLE FAM RES IMPROVEMENTS	
			WALK-OUT BASEMENT FINISHED AREA	680 sq. ft.
			ATTACHED GARAGE AREA	420 sq. ft.
			FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1234 sq. ft.
			DECK AREA	278 sq. ft.
			DECK AREA	136 sq. ft.
			PATIO AREA	262 sq. ft.
			PORCH AREA	60 sq. ft.
			2ND FLOOR AND HIGHER FINISHED AREA	1480 sq. ft.





A-Frame Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Account Number: R0085247

Address: **355 PONCA PL BOULDER, 80303**

Parcel: **157704211001**

Location: **T1S - R70 W - S04 : LAND AND TRACTS**

Records: Land Survey Plat (LS-96-0048)

Documents: [No Description \(LS-96-0048\)](#)

Style	Built/Remodeled	Construction Type	Improvement Type		
Building: 1 WORSHIP	1964/None	Masonry or Concrete Load- Bearing Walls	EX CHURCH NON-RES IMPS	WORSHIP	15501 sq. ft.
				WORSHIP	17301 sq. ft.
				LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA	1440 sq. ft.



355 Ponca Place
Oblique Imagery Boulder County Assessor's Website

