

Property Record Card

Grand County Assessor's Office

JBJ LLC
 PO BOX 29
 GRANBY, CO 80446-0029

Account: R124110
 Tax Area: 024 - SILVERCREEK
 WST

Parcel: 1451-062-06-007
 Situs Address:
 GRANBY, 80446

Acres: 0.580

Super Neighborhood 2300 - COMMERCIAL EA3

Value Summary

Value By:	Market	Override
Land (1)	\$121,270	N/A
Total	\$121,270	\$121,270

Legal Description

Subd: SILVERCREEK WEST FIRST ADDN Lot: 7 Block: 4



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2001004894	05/22/2001	WD	UI	N	\$132,000	91.87	\$132,000	91.87	\$132,000	91.87
B9800 P8880	08/13/1998	WD	UV	N	\$56,000	216.55	\$56,000	216.55	\$56,000	216.55

Land Occurrence 1

Property Code	0200 - COMMERCIAL VACANT LAND	Neighborhood	324021 - SILVERCREEK WEST
Use Code	2111 - COMMERCIAL VACANT	Land Code	68541 - SLVRCRK WST
Land Access	1 - BOAT,FOOT,SNOWMOBILE OR 4WD	Topography Code	5 - FLAT TOTALLY BUILDABLE
Ground Cover	2 - NO TREE OR ATTRACTIVE ROCKS	Land View	3 - PARTIAL
Exposure	3 - AVERAGE SITE, FLAT E,W SLOPE	Water	1 - NONE
Adjustment 4	0	Electricity	0 - NOT AVAILABLE
Gas	13 - NO XCEL ENERGY	Public Water	14 - NO SILVER CREEK W&S DIST
Sewer Type	14 - NO SILVER CREEK W&S DIST	Well Water	0 - NO
Access Code	1 - YES	View Code	0 - NO

SubArea **ACTUAL** **EFFECTIV** **FINBSMNT** **FOOTPRIN** **GARAGE** **HEATED** **LIVEAREA** **UNF_BSMT**

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Land Occurrence 1

		E	T						
Land S		25264							
Total		25,264.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$121,270	4.80							

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0200	COMMERCIAL VACANT LAND		\$121,270	\$35,170	NA	NA
Total			\$121,270	\$35,170	NA	NA