

# Property Record Card

DELTA COUNTY Delta County Assessor

**FAMILY HERITAGE INVESTMENTS LLC**

PO BOX 2034  
HOTCHKISS, CO 81419-2034

**Account: R007924**  
Tax Area: CMR - - CMR  
Acres: 0.246

**Parcel: 324330313013**  
Situs Address:  
350 E BRIDGE ST  
HOTCHKISS, 81419

**Value Summary**

Value By:	Market	Override
Land (1)	\$45,000	N/A
Commercial (1)	\$258,122	N/A
Extra Features (1)	\$4,729	N/A
<b>Total</b>	<b>\$307,851</b>	<b>\$307,851</b>

**Legal Description**

350 E BRIDGE ST HOTCHKISS 81419 352 E BRIDGE ST  
HOTCHKISS 81419 S: 30 T: 14S R: 92W Subdivision: ORIGINAL  
HOTCHKISS Block: 11 Lot: 21 THRU:- Lot: 23 AND:- Lot: 24  
Unit: PT TOTAL AC 0.246+- PARCEL "A" 125' X 85.66' .246 AC  
LOT 21 THRU 24 BLK 11 HOTCHKISS ORIGINAL BK 623 PG 141  
PLAT BK 14 PG 58 BK 732 PGS764 & 765 BK 758 PGS 679 THRU 681  
BK 874 PG 866 BK 874 PG 864 R-580756 R-592806 R-627096 R-628567  
R-629483 R-658509-PT R-680122 R-697794 R-698029 R756863



**Public Remarks**

Entry Date	Model	Remark
03/18/1991		03/18/91 ADD BLDG
11/25/2013		SITE INSPECTION 10/31/13. CAR WASH DEMOLISHED ON 10/8/13. UPDATE ACCOUNT EFF 2014. THIS LOT HAS A WATER TAP ON SITE AND GAS AND ELECTRIC ARE AVAILABLE. FORWARD TO CA ON 11/25/13 FOR PRORATION-JG
12/12/2013		PRORATE VALUE OF DEMOLISHED CAR WASH. DEMO'ED 10/8/13.-JG
12/16/2013		ADJUSTED VALUE TAB DUE TO DESTROYED PROPERTY OCTOBER 8TH
12/18/2013		CORRECTED VALUE TRACKING
09/01/2015		5/7/2015 TD/INVENTORY FORM SENT--DS. 6/1/15 TD/INVENTORY QUEST RETURNED DS SITE VISIT PER 2015 SALE. LEFT CARD AT OWNERS BUSINESS LOCATION. SPOKE W/ OWNER 9/1/2015. UPDATE ACCOUNT.-JG
02/12/2019		SITE VISIT 2/11/2019 TO ADD NC. SPOKE W/ OWNER. UPDATE EFF 2019-JG 85.66 X 125 (0.25 +/- ACRE)

**Sale Data**

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
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### Sale Data

680122	05/07/2015	SP	QV	Y	\$55,000	81.82	\$55,000	81.82	\$55,000	81.82
658509	05/15/2012	PT	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A
627096	07/08/2008	WD	UI	Y	\$160,000	192.41	\$160,000	192.41	\$160,000	192.41
592806	06/24/2005	WT	QV	Y	\$126,000	244.33	\$101,000	304.80	\$101,000	304.80
541387	02/12/2001	QC		Y	\$7,046	4369.16	\$7,046	4369.16	\$7,046	4369.16
541388	10/18/1994	WJ		Y	\$85,000	362.18	\$85,000	362.18	\$85,000	362.18
B: 623 P: 141	04/12/1989	WT	UV	Y	\$35,000	879.57	\$35,000	879.57	\$35,000	879.57

### Land Occurrence 1

LVal	200311 - HOT COMMERCIAL	Abstract Code	2112 - 2112 - merchandising land
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	200311 - HOT COMMERCIAL	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	5 - COMM-IND-ERIN	Subdivision	200311 - HOT COMMERCIAL
Use Code	2000	Review Date	201902 - 19-Feb

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1
Total	1.00			1.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$45,000	45,000.00		45,000.00

### Commercial Occurrence 1

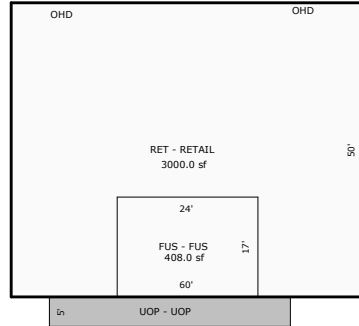
BVAL	221200 - RETAIL	Abstract Code	2212 - MERCHANDISING-IMPROVEMENTS
Arch Style	4 - RETAIL	Exterior wall	25 - MOD METAL
RCVR	12 - MODULAR MT	RSTR	3 - GABLE/HIP
Interior Wall	12 - INTERIOR WALL WAREHOUSE FINISH	Flooring	60 - CONCRETE
Heating Fuel	3 - GAS	Heating Type	9 - HVAC
Subdivision	200311 - HOT COMMERCIAL	QUAL	3 - AVERAGE
Frame type	5 - STEEL	STYS	1.5 - STYS
Number of Baths	1	RMS	4
Actual Year Built	2018	Effective Year Built	2018
FUNC	85 - FUNC 15	Neighborhood	200311 - HOT COMMERCIAL
DEPR04	2018 - DEPR04	Use Code	2000

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
FUS - F.UP STORY	326	408	408	408
RET - RETAIL	3,000	3,000	3,000	3,000
UOP - UNF OPEN PORCH	20			205
Total	3,346.90	3,408.00	3,408.00	3,613.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$258,122	77.12	75.74	71.44

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## Commercial Occurrence 1



Sketch by Apex Medina™

## Extra Features Occurrence 1

CODE	30500 - CONC/PAVE 2001-3000 SQ FT	Abstract Code	2212 - MERCHANDISING IMPROVEMENTS
Neighborhood	200311 - HOTCHKISS COMMERCIAL	DEPR20	1995 - DEPR20

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	2,140			2,140
Total	2,140.00			2,140.00
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$4,729	2.21		2.21

## Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
2112	2112 - merchandising land	\$45,000	\$12,150	\$45,000	\$12,150	NA	NA
2212	2212 - merchandising- improvements	\$262,851	\$70,970	\$262,851	\$70,970	NA	NA
<b>Total</b>		<b>\$307,851</b>	<b>\$83,120</b>	<b>\$307,851</b>	<b>\$83,120</b>	<b>NA</b>	<b>NA</b>