

Property Record Card

Grand County Assessor's Office

JJBJ LLC

PO BOX 29
GRANBY, CO 80446-0029

Account: R124060

Tax Area: 024 - SILVERCREEK
WST

Acres: 0.780

Parcel: 1451-062-06-002

Situs Address:
000015 PIONEER DR
GRANBY, 80446

Super Neighborhood 2300 - COMMERCIAL EA3

Value Summary

Value By:	Market	Override
Land (1)	\$163,080	N/A
Total	\$163,080	\$163,080

Legal Description

Subd: SILVERCREEK WEST FIRST ADDN Lot: 2 Block: 4



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2002004837	05/08/2002	WD	UI	N	\$404,250	40.34	\$404,250	40.34	\$404,250	40.34

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

Land S		33976								
Total		33,976.00								
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$163,080	4.80								

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0200	COMMERCIAL VACANT LAND		\$163,080	\$47,290	NA	NA
Total			\$163,080	\$47,290	NA	NA