

PROPERTY PROFILE



Date: 09/02/2025
Property: CO 80446
APN: 132922300010
County: GRAND

Subject Property Location

Report Date: 09/02/2025
Order ID: R194259015

Property Address

City, State & Zip , CO 80446
County GRAND COUNTY
Mailing Address 3106 MOUNTAIN VIEW AVE, LOS ANGELES, CA 90066-1041
Census Tract 0002.07
Thomas Bros Pg-Grid

Property Use Vacant Land (General)
Parcel Number 132922300010
Latitude 40.119247
Longitude -105.901135

Legal Description Details Lot Number: 10 Section: 22 District: 1329 Subdivision Name: METES & BOUNDS 76 ALL Sec/Twn/Rng/Mer: SEC 19 TWN 1S RNG 76W Brief Description: SUBD: METES & BOUNDS 76 ALL 5.72 AC ALL THAT PT OF NW4SW4 LYING N OF CO RD 620 SEC 22 T2N R76 CONVEYED IN B/111 P/88 LESS ALL

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	HOSKINSON, BEVERLY TRUST (DATED JULY 22, 2004)
Vesting	Trust

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	249,163/5.72
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Vacant Land (General)			Zoning	

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$38,300	Tax Amount	\$2,094.84	Tax Rate Area	43
	Land Value	\$38,300	Tax Account ID	R097080		
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available

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Property Address

City, State & Zip

, CO 80446

County

GRAND COUNTY

Mailing Address

3106 MOUNTAIN VIEW AVE, LOS ANGELES, CA 90066-1041

Property Use

Vacant Land (General)

Parcel Number

132922300010

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	07/22/2004	Deed	STM		2004-009044		

Transaction History Legend

 Transfer	 Mortgage	 Mortgage Assignment
 Foreclosure Activity	 Mortgage Release	

Transaction Details

Transfer

	Transaction ID	1	Recorder Doc Number	2004-009044	Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description	STM	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/22/2004	Property Use	Vacant Land (General)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision	METES & BOUNDS 76 ALL	Legal Section/ Twn/ Rng/ Mer	SEC 19 TWN 1S RNG 76W
	Legal Brief Description/ Unit/ Phase/ Tract	SUBD: METES & BOUNDS 76 ALL 5.72 AC ALL THAT PT OF NW4SW4 LYING N OF CO RD 620 SEC 22 T2N R76 CONVEYED IN B/111 P/88 LESS ALL //			Title Company Name	

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Property Address
City, State & Zip , CO 80446
County GRAND COUNTY
Mailing Address 3106 MOUNTAIN VIEW AVE, LOS ANGELES, CA 90066-1041

Property Use Vacant Land (General)
Parcel Number 132922300010

Subject Property

Address	444 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922302023
Owner	WELCOME, EDWARD J & ERIN K			Lot Size (SF/AC)	25,265/.58
Bedrooms	3	Year Built	1947	Living Area (SF)	1,926
Bathrooms/Partial	1.75	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #1

Address	464 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922301007
Owner	1714K LLC			Lot Size (SF/AC)	9,583/.22
Bedrooms	2	Year Built	1955	Living Area (SF)	648
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	474 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922301006
Owner	WILLHITE, THOMAS B & SALLIE M			Lot Size (SF/AC)	9,583/.22
Bedrooms	2	Year Built	1955	Living Area (SF)	648
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	494 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922301005
Owner	HOLLER, CLAUDIA B			Lot Size (SF/AC)	9,583/.22
Bedrooms	2	Year Built	1955	Living Area (SF)	972
Bathrooms/Partial	1	Garage/No. of Cars	Garage/1	Phones	

Nearby Neighbor #4

Address	69 COUNTY ROAD 6202, GRANBY, CO 80446			APN	132922302024
Owner	BASH ALEXANDRA & BASH NATHAN C			Lot Size (SF/AC)	10,019/.23
Bedrooms	2	Year Built	1957	Living Area (SF)	858
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	508 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922301004
Owner	CLARKIN, LAVON M			Lot Size (SF/AC)	9,583/.22
Bedrooms	2	Year Built	1955	Living Area (SF)	648
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	85 COUNTY ROAD 6202, GRANBY, CO 80446			APN	132922302022
Owner	LAROCCA RICHARD JOSEPH			Lot Size (SF/AC)	10,454/.24
Bedrooms	2	Year Built	1957	Living Area (SF)	776
Bathrooms/Partial	.75	Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	68 COUNTY ROAD 6202, GRANBY, CO 80446			APN	132922302025
Owner	EARLY, & BRYAN ODELL & SARAH RIECKE			Lot Size (SF/AC)	18,295/.42
Bedrooms	2	Year Built	1992	Living Area (SF)	1,268
Bathrooms/Partial	2	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor #8

Address	701 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922213003
Owner	4 FFFF, LLC			Lot Size (SF/AC)	111,949/2.57
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	20 COUNTY ROAD 623, GRANBY, CO 80446			APN	132922212001
Owner	GALLEGOS, LARRY & CLAUDIA			Lot Size (SF/AC)	87,991/2.02
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	3274 US HIGHWAY 34, GRANBY, CO 80446			APN	132921400020
Owner	JOY, ANN M REVOCABLE TRUST TS; FBO PAT P JOY			Lot Size (SF/AC)	537,313/12.34
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	96 COUNTY ROAD 6202, GRANBY, CO 80446			APN	132922318004
Owner	LAUGHLIN, STEPHEN A & BEVERLY A			Lot Size (SF/AC)	16,553/.38
Bedrooms	1	Year Built	1960	Living Area (SF)	832
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #12

Address	166 COUNTY ROAD 6202, GRANBY, CO 80446			APN	132922318005
Owner	LAUGHLIN, STEPHEN A & BEVERLY A FAMILY TRUST (09-06-2023)			Lot Size (SF/AC)	879,041/20.18
Bedrooms	3	Year Built	2007	Living Area (SF)	4,318
Bathrooms/Partial	4.5	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor #13

Address	628 COUNTY ROAD 620, GRANBY, CO 80446			APN	132922209036
Owner	OURAY RANCH HOMEOWNERS ASSOCIATION			Lot Size (SF/AC)	9,148/.21
Bedrooms	3	Year Built	1985	Living Area (SF)	2,184
Bathrooms/Partial	2.75	Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	2 COUNTY ROAD 6203, GRANBY, CO 80446			APN	132922209032
Owner	PAPILION, JOHN D TRUST (08-28-2023)			Lot Size (SF/AC)	43,560/1
Bedrooms	3	Year Built	1998	Living Area (SF)	2,480
Bathrooms/Partial	2.75	Garage/No. of Cars	Garage/4	Phones	

Nearby Neighbor #15

Address	1 COUNTY ROAD 6203, GRANBY, CO 80446			APN	132922209035
Owner	ROBBINS INVESTMENT COMPANY			Lot Size (SF/AC)	38,768/.89
Bedrooms	2	Year Built	1988	Living Area (SF)	3,054
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

STATEMENT OF AUTHORITY

The undersigned, Beverly A. Hoskinson, states as follows:

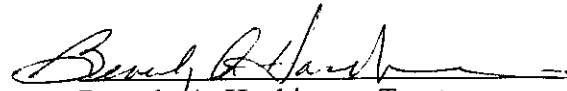
1. The name of the entity is the "Beverly Hoskinson Trust, dated July 22, 2004."
2. The entity is a trust formed under the laws of the state of California.
3. The mailing address for the entity is:

3106 Mountain View Avenue
Los Angeles, California 90066-1041

4. The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Beverly A. Hoskinson, Trustee.

This Statement of Authority is intended to comply with the provisions of C.R.S. 38-30-108.5 and C.R.S. 38-30-172. Upon recording, this Statement of Authority shall constitute prima facie evidence of the facts recited in this Statement of Authority insofar as the facts affect title to real property and prima facie evidence of the authority of the person executing this Statement of Authority to execute and record this Statement of Authority on behalf of the entity.

Dated: July 22, 2004.

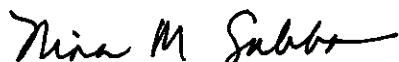

Beverly A. Hoskinson, Trustee

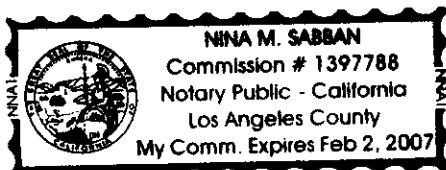
STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 22nd day of July, 2004, by Beverly A. Hoskinson, Trustee.

Witness my hand and official seal.

My commission expires: 2/2/07


NINA M. SABBAN
Notary Public





Subject Property Location

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City, State & Zip , CO 80446

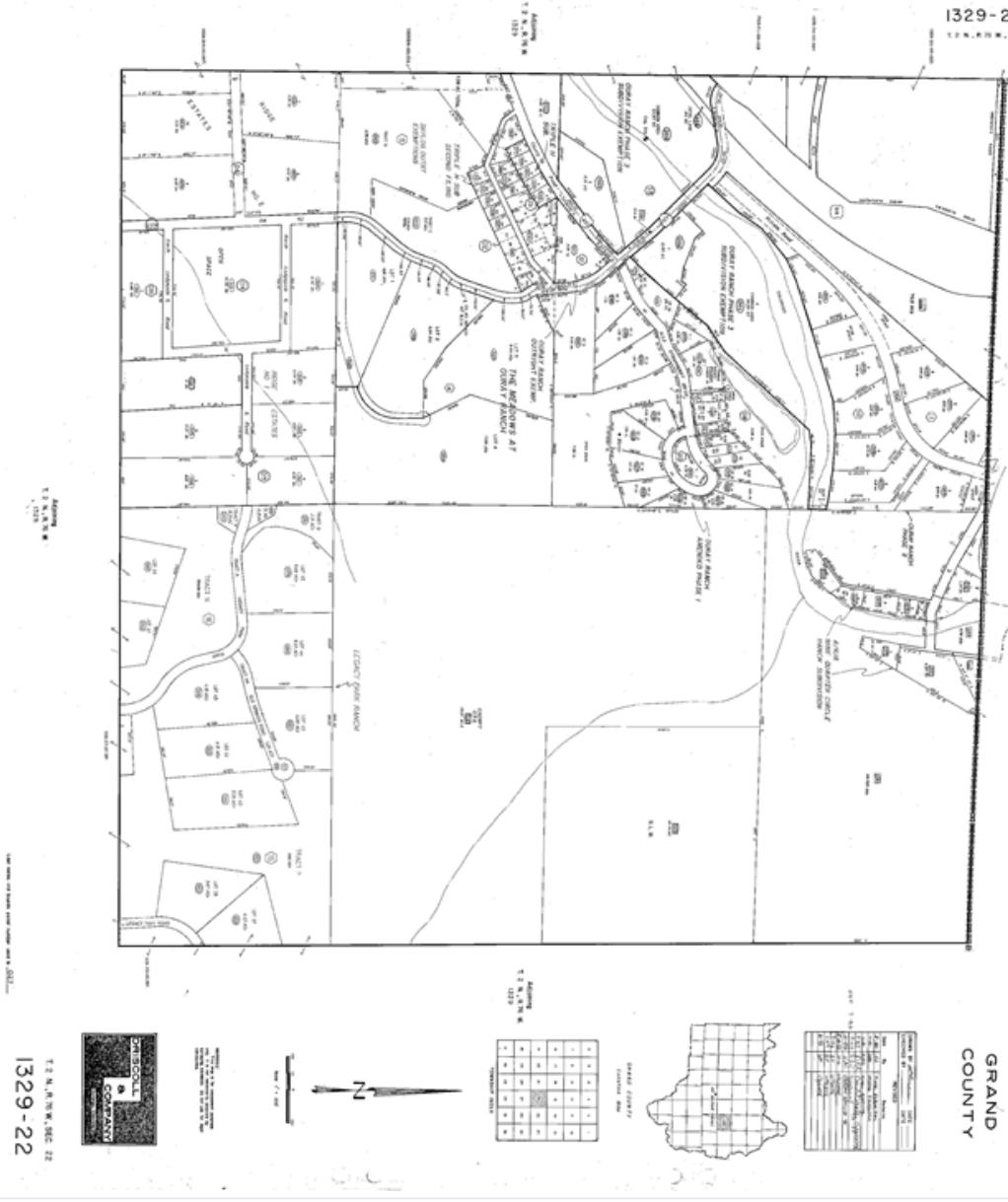
County GRAND COUNTY

Report Date: 09/02/2025

Order ID: R194259019

Parcel Number

132922300010



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