

PROPERTY PROFILE



Date: 09/02/2025
Property: CO 80446
APN: 132922302020

County: GRAND

Report Date: 09/02/2025

Order ID: R194259153



Subject Property Location

Property Address

, CO 80446

City, State & Zip County

GRAND COUNTY

Mailing Address

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

Census Tract

0000.07

Thomas Bros Pg-Grid

Property Use

Residential - Vacant Land

Parcel Number

132922302020 40.118766

Latitude 40.118766 **Longitude** -105.899433

Legal Description Details Lot Number: 15 Block: 2 Section: 22 District: 1329 Subdivision Name: TRIPLE H SUBDIVISION Sec/Twn/Rng/Mer: SEC 23 TWN 3N RNG 76W Brief Description: SUBD: TRIPLE H SUBDIVISION LOT: 15 SECOND FILING

Current Ownership Informat	ion *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)	9,148/.21
	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	Residential - Vaca	nt Land	Zoning	

Assessment & Taxes								
	Assessment Year	2024	Tax Year	2024	Tax Exemption			
+ -	Total Assessed Value	\$18,140	Tax Amount	\$992.20	Tax Rate Area	43		
× =	Land Value	\$18,140	Tax Account ID	R097072				
	Improvement Value		Tax Status	No Delinquency	Found			
	Improvement Ratio		Delinquent Tax Year					
	Total Value			Market Improv	Market Improvement Value			
(\$)	Market Land Value			Market Value Y	Market Value Year			

Lien History								
Trans. ID	Recording Date	Lender	Amount	Purchase Money				
No details ava	ailable							

Loan Officer Insights

No details available



Transaction History Report - Detailed View

Subject Property Location

Transaction History Legend

Property Address

Report Date: 09/02/2025 Order ID: R194259155

City, State & Zip

, CO 80446

County

GRAND COUNTY

Mailing Address

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

Property Use Parcel Number Residential - Vacant Land

132922302020

Transa	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						

< <u>₹</u>	Transfer		Mortgage		(1) Mortgage	e Assignment
15	Foreclosure Activity	⇧	Mortgage Release			
	tion Details					
Transfer						
⇒	Transaction ID	1	Recorder Doc Number	2004-009044	Partial Interest Transferred	
< <u>₹</u>	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	Residential - Vacant Land

Transact	ion Details					
Transfer						
 >	Transaction ID	1	Recorder Doc Number	2004-009044	Partial Interest Transferred	
< <u>₹</u>	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	Residential - Vacant Land
	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	TRIPLE H SUBDIVISION	Legal Section/ Twn/ Rng/ Mer	SEC 23 TWN 3N RNG 76W
	Legal Brief Description/ Unit/ Phase/ Tract		SUBD: TRIPLE H SUBDIVISION LOT: 15 SECOND FILING///		Title Company Name	



Subject Property Location

Property Address

, CO 80446

City, State & Zip

GRAND COUNTY

County **Mailing Address**

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

Property Use Parcel Number Residential - Vacant Land

Report Date: 09/02/2025

Order ID: R194259156

132922302020

Subject Property									
Address	85 COUNT	Y 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 #1									
Address	69 COUNTY ROAL	69 COUNTY ROAD 6202, GRANBY, CO 80446 APN 132922302024							
Owner	BASH ALEXANDR	A & BASH NATHAN C	Lot Size (SF/AC)	10,019/.23					
Bedrooms	2	Year Built	Living Area (SF)	858					
Bathrooms/Partial	1	Garage/No. of Cars		Phones					

Nearby Neighbor #2									
Address	494 COUN	ITY ROAD 620, GRANBY, CO 80446	APN	132922301005					
Owner	HOLLER, 0	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 #3									
Address	474 COUNTY ROA	AD 620, GRANBY, CO 80446	APN	132922301006					
Owner	WILLHITE, THOMA	AS B & SALLIE M		Lot Size (SF/AC)	9,583/.22				
Bedrooms	2	Year Built	Living Area (SF)	648					
Bathrooms/Partial	1	Garage/No. of Cars		Phones					

Nearby Neighbor #4									
Address	68 COUNTY ROAL	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	Living Area (SF)	1,268					
Bathrooms/Partial	2	Garage/No. of Cars	Garage/4	Phones					

Nearby Neighbor #5							
Address	508 COUNTY ROAD 620, GRANBY, CO 80446 APN 132922301004						
Owner	CLARKIN,	CLARKIN, LAVON M			9,583/.22		
Bedrooms	2	Year Built	1955	Living Area (SF)	648		
Bathrooms/Partial	1	Garage/No. of Cars		Phones			

Nearby Neighbor #6							
Address	464 COUN	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 #7							
Address	444 COUNTY ROA	444 COUNTY ROAD 620, GRANBY, CO 80446 APN 132922302023					
Owner	WELCOME, EDWA	ARD J & ERIN K	Lot Size (SF/AC)	25,265/.58			
Bedrooms	3	Year Built	Living Area (SF)	1,926			
Bathrooms/Partial	1.75	Garage/No. of Cars	Garage/2	Phones			

Nearby Neighbor #8							
Address	96 COUNTY ROAD 6202, GRANBY, CO 80446 APN 132922318004						
Owner	LAUGHLIN	I, STEPHEN A & BEVERLY A	Lot Size (SF/AC)	16,553/.38			
Bedrooms	1	Year Built	Living Area (SF)	832			
Bathrooms/Partial	1	Garage/No. of Cars		Phones			

Nearby Neighbor #9							
Address	166 COUN	166 COUNTY ROAD 6202, GRANBY, CO 80446 APN 132922318005					
Owner	LAUGHLIN	, STEPHEN A & BEVERLY A FAMILY TR	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 #10							
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 #11							
Address	20 COUNT	20 COUNTY ROAD 623, GRANBY, CO 80446 APN 132922212001					
Owner	GALLEGO	S, 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 #12							
Address	628 COUNTY ROAD 620, GRANBY, CO 80446 APN 132922209036						
Owner	OURAY RANCH H	OURAY RANCH HOMEOWNERS ASSOCIATION			9,148/.21		
Bedrooms	3	Year Built	Living Area (SF)	2,184			
Bathrooms/Partial	2.75	Garage/No. of Cars		Phones			

Nearby Neighbor #13							
Address	2 COUNTY F	2 COUNTY ROAD 6203, GRANBY, CO 80446 APN 132922209032					
Owner	PAPILION, J	PAPILION, JOHN D TRUST (08-28-2023)			43,560/1		
Bedrooms	3	Year Built	Living Area (SF)	2,480			
Bathrooms/Partial	2.75	Garage/No. of Cars	Garage/4	Phones			

Nearby Neighbor #14							
Address	25 COUNTY ROAD	25 COUNTY ROAD 623, GRANBY, CO 80446 APN 132922209031					
Owner	YOUNG, BRIAN T	& STEPHANIE J REVOCABLE TRUST (0	Lot Size (SF/AC)	158,994/3.65			
Bedrooms	2	Year Built	Living Area (SF)	3,580			
Bathrooms/Partial	1.75	Garage/No. of Cars	Garage/2	Phones			

Nearby Neighbor #15							
Address	433 COUNTY ROAD 623, GRANBY, CO 80446 APN 132922314003						
Owner	GREYHAWK, LLC		Lot Size (SF/AC)	411,206/9.44			
Bedrooms	0	Year Built	Living Area (SF)	0			
Bathrooms/Partial		Garage/No. of Cars		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)

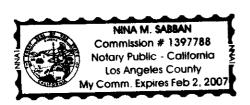
COUNTY OF WS ANCEYS) ss.

The foregoing instrument was acknowledged before me this 2004 day of 1 key 2004, by Beverly A. Hoskinson, Trustee.

Witness my hand and official seal.

My commission expires: 2/2/07

Notary Public





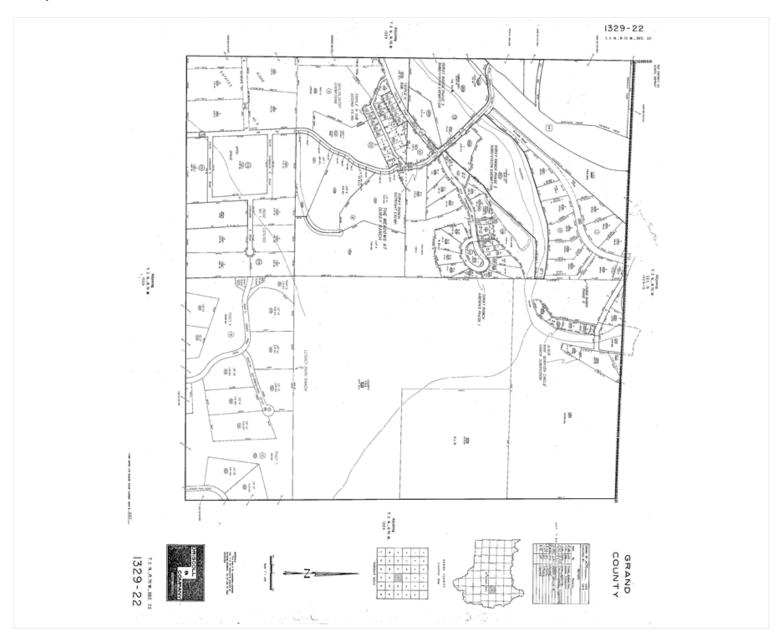
Subject Property Location

Property Address

City, State & Zip , CO 80446
County GRAND COUNTY

Report Date: 09/02/2025 Order ID: R194259157

Parcel Number 132922302020



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