



# Property Record Card

Montezuma Assessor

**ALLSUP, ERNEST G**

27612 HWY 145  
DOLORES, CO 81323

**Account: R000381**

PRIEST GULCH RV PARK  
Tax Area: 42055 - DISTRICT 42055  
Acres: 27.060

**Parcel: 5331-031-00-006**

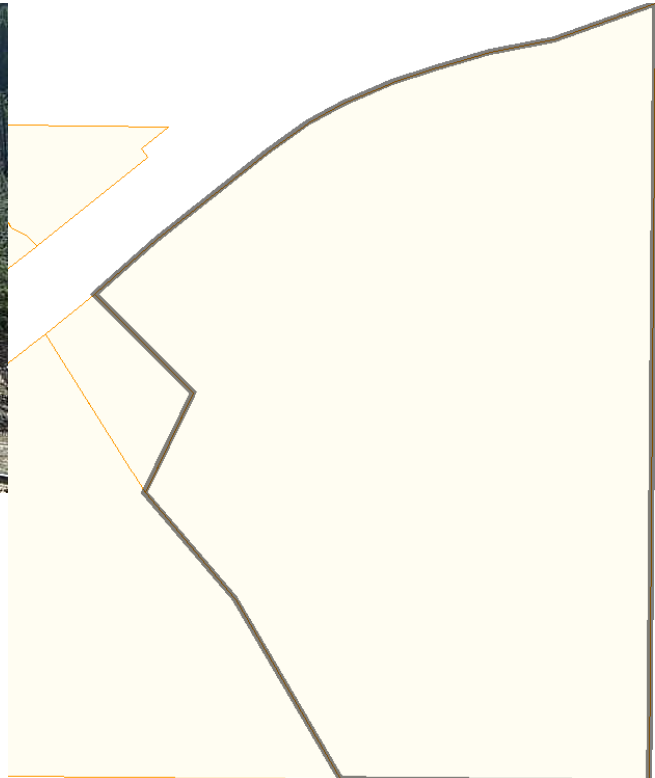
Situs Address:  
27646 HWY 145  
DOLORES, 81323

## Value Summary

Value By:	Market	Override
Land (1)	\$324,984	N/A
Land (2)	\$32,208	N/A
Residential (1)	\$52,613	N/A
Residential (2)	\$39,720	N/A
Residential (3)	\$196,488	N/A
Mobile (1)	\$10,665	N/A
Mobile (2)	\$10,665	N/A
XFOB (1)	\$731,500	N/A
XFOB (2)	\$7,757	N/A
XFOB (3)	\$6,055	N/A
XFOB (4)	\$1,170	N/A
XFOB (5)	\$1,180	N/A
XFOB (6)	\$1,144	N/A
Commercial/Ag (1)	\$29,806	N/A
Commercial/Ag (2)	\$3,202	N/A
<b>Total</b>	<b>\$1,449,157</b>	<b>\$1,449,157</b>

## Legal Description

Section: 3 Township: 38 Range: 12 TR 7; 27.06AC B 396 P 206 B 379 P 360



## Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
B630P601	01/02/1990	W	QV	Y	\$325,000	419.74	\$325,000	419.74	\$325,000	419.74



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## Land Occurrence 1

Property Code	2140 - MULTI-USE(3 OR MORE)-LAND	Measure By	Acres
Acres	24.62	SQFT	1072447.2
Units	0	Land Code	651050A - DOLORES RIVER, SO OF HWY
Sewer Type	3 - PRIVATE		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
ACRES	24.62						
SQFT	1072447.2						
Total	1,072,471.82						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$324,984	0.30					

## Land Occurrence 2

Property Code	1212 - SINGLE FAM.RES-IMPROVEMENTS	Measure By	Acres
Acres	2.44	SQFT	106286.4
Units	0	Land Code	651050A - DOLORES RIVER, SO OF HWY
Sewer Type	3 - PRIVATE		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
ACRES	2.44						
SQFT	106286.4						
Total	106,288.84						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$32,208	0.30					

## Residential Occurrence 1

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1980
Effective Year Built	1980	Building Type	5 - 1½ Story Fin
Architectural Style	5 - 1½ Story Fin	Construction Quality	5 - Average
Bedrooms	1	Baths	1
Stories	1.5 - STORIES 1.5	Roof Structure	2 - Gable
Heating Type	4 - Floor/Wall Furnace	Air Conditioning	4 - Floor/Wall Furnace
Condition	4 - Good	Story Height	8
Roof Cover	5 - Composition Shingle	Percent	100
Exterior Wall	15 - Frame Rustic Log	Percent	100
Interior Wall	1 - Drywall	Percent	100
Floor	1 - Allowance	Percent	100

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	672						
Total	672.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$52,613	78.29					

## Residential Occurrence 2

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1980
Effective Year Built	1980	Building Type	1 - Ranch 1 Story
Architectural Style	1 - Ranch 1 Story	Construction Quality	5 - Average
Bedrooms	1	Baths	1



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## Residential Occurrence 2

Stories	1 - STORIES 1.0	Roof Structure	2 - Gable
Heating Type	4 - Floor/Wall Furnace	Air Conditioning	4 - Floor/Wall Furnace
Condition	4 - Good	Story Height	8
Roof Cover	5 - Composition Shingle	Percent	100
Exterior Wall	15 - Frame Rustic Log	Percent	100
Interior Wall	1 - Drywall	Percent	100
Floor	1 - Allowance	Percent	100

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	400						
Total	400.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$39,720	99.30					

## Residential Occurrence 3

Property Code	1212 - SINGLE FAM.RES- IMPROVEMENTS 2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1959
Effective Year Built	1967	Building Type	8 - 2 Story
Architectural Style	8 - 2 Story	Depreciation	1967 - 1
Construction Quality	5 - Average	Bedrooms	4
Baths	3	Stories	2 - STORIES 2.0
Roof Structure	2 - Gable	Heating Type	4 - Floor/Wall Furnace
Air Conditioning	4 - Floor/Wall Furnace	Condition	4 - Good
Story Height	8	Roof Cover	9 - Formed Seam Metal
Percent	100	Exterior Wall	17 - Frame Siding
Percent	100	Interior Wall	1 - Drywall
Percent	100	Floor	1 - Allowance
Percent	100		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	2301						
Total	2,301.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$196,488	85.39					

## Mobile Occurrence 1

Property Code	1236 - PURGED MOBILE HOME/IMPROVEMENT	Actual Year Built	2000
Effective Year Built	2000	Length	33
Width	12	Building Type	3 - Fair
Architectural Style	14 - Single Wide	Depreciation	2000 - 2000
Condition	3 - Average		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	396	396					
Total	396.00	396.00					
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$10,665	26.93	26.93				

## Mobile Occurrence 2

Property Code	1236 - PURGED MOBILE HOME/IMPROVEMENT	Actual Year Built	2000
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## Mobile Occurrence 2

	HOME/IMPROVEMENT						
Effective Year Built	2000		Length	33			
Width	12		Building Type	3 - Fair			
Architectural Style	14 - Single Wide		Depreciation	2000 - 2000			
Condition	3 - Average						

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	396	396					
Total	396.00	396.00					
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$10,665	26.93	26.93				

## XFOB Occurrence 1

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1987
Effective Year Built	1987	Building Number	10
Condition	Average	Life Expectancy	65
Neighborhood	6510 - DOLORES RIVER S OF HWY	Quality	Good
XFOB Code	1081 - PARK,MH/RV		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
XFOB_UNITS	77						
Total	77.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$731,500	9,500.00					

## XFOB Occurrence 2

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1987
Effective Year Built	1987	Condition	Average
Depreciation	1987 - 1	Life Expectancy	65
Neighborhood	6510 - DOLORES RIVER S OF HWY	Quality	Good
XFOB Code	1022 - SHED,WOOD		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	864						
Total	864.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$7,757	8.98					

## XFOB Occurrence 3

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1987
Effective Year Built	1987	Condition	Average
Life Expectancy	65	Neighborhood	6510 - DOLORES RIVER S OF HWY
Quality	Good	XFOB Code	1022 - SHED,WOOD

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	621						
Total	621.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$6,055	9.75					



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### XFOB Occurrence 4

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1987
Effective Year Built	1987	Condition	Average
Life Expectancy	65	Neighborhood	6510 - DOLORES RIVER S OF HWY
Quality	Good	XFOB Code	1022 - SHED,WOOD

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	120						
Total	120.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,170	9.75					

### XFOB Occurrence 5

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1987
Effective Year Built	1987	Condition	Average
Life Expectancy	65	Neighborhood	6510 - DOLORES RIVER S OF HWY
Quality	Good	XFOB Code	1022 - SHED,WOOD

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	121						
Total	121.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,180	9.75					

### XFOB Occurrence 6

Property Code	1212 - SINGLE FAM.RES-IMPROVEMENTS	Actual Year Built	1987
Effective Year Built	1987	Condition	Average
Depreciation	1987 - 1	Life Expectancy	65
Neighborhood	6510 - DOLORES RIVER S OF HWY	Quality	Average
XFOB Code	1086 - CARPORT		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT - SQFT	228						
Total	228.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$1,144	5.02					

### Commercial/Ag Occurrence 1

Property Code	2240 - MULTI-USE(3 OR MORE)-IMPS	Actual Year Built	1959
Effective Year Built	1973	Use Code	2000 - COMMERCIAL IMPROVED
Building Type	353 - Retail Store	Architectural Style	353 - Retail Store
Construction Quality	5 - Average	Stories	1 - STORIES 1.0
Roof Structure	2 - Gable	Heating Type	4 - Floor Wall Furnace
Air Conditioning	4 - Floor Wall Furnace	Condition	3 - Average
Story Height	8		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT	532						
Total	532.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$29,806	56.03					



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## Commercial/Ag Occurrence 2

Property Code	1212 - SINGLE FAM.RES-IMPROVEMENTS	Actual Year Built	1987
Effective Year Built	1987	Use Code	2000 - COMMERCIAL IMPROVED
Building Type	560 - Lean-tos	Architectural Style	560 - Lean-tos
Depreciation	1987 - 1	Construction Quality	5 - Average
Stories	1 - STORIES 1.0	Heating Type	0 - None
Air Conditioning	0 - None	Condition	3 - Average
Story Height	8		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT	144						
Total	144.00						
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$3,202	22.24					

## Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
1212	SINGLE FAM.RES-IMPROVEMENTS	\$115,592	\$7,740	NA	NA
1236	PURGED MOBILE HOME/IMPROVEMENT	\$15,009	\$1,010	NA	NA
2140	MULTI-USE(3 OR MORE)-LAND	\$324,984	\$90,670	NA	NA
2240	MULTI-USE(3 OR MORE)-IMPS	\$908,572	\$253,490	NA	NA
<b>Total</b>		<b>\$1,364,157</b>	<b>\$352,910</b>	<b>NA</b>	<b>NA</b>