

# Property Record Card

Grand County Assessor's Office

**JJB LLC**

PO BOX 29  
GRANBY, CO 80446-0029

**Account: R124050**

Tax Area: 024 - SILVERCREEK  
WST

Acres: 0.910

**Parcel: 1451-062-06-001**

Situs Address:  
000023 PIONEER DR  
GRANBY, 80446

Super Neighborhood 2300 - COMMERCIAL EA3

## Value Summary

Value By:	Market	Override
Land (1)	\$190,270	N/A
<b>Total</b>	<b>\$190,270</b>	<b>\$190,270</b>

## Legal Description

Subd: SILVERCREEK WEST FIRST ADDN Lot: 1 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	47.07	\$404,250	47.07	\$404,250	47.07

## 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

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Land S		39639								
Total		39,639.00								
	<b>Value</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>	<b>Rate</b>
	\$190,270	4.80								

## Abstract Summary

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Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
0200	COMMERCIAL VACANT LAND		\$190,270	\$55,180	NA	NA
<b>Total</b>			<b>\$190,270</b>	<b>\$55,180</b>	<b>NA</b>	<b>NA</b>