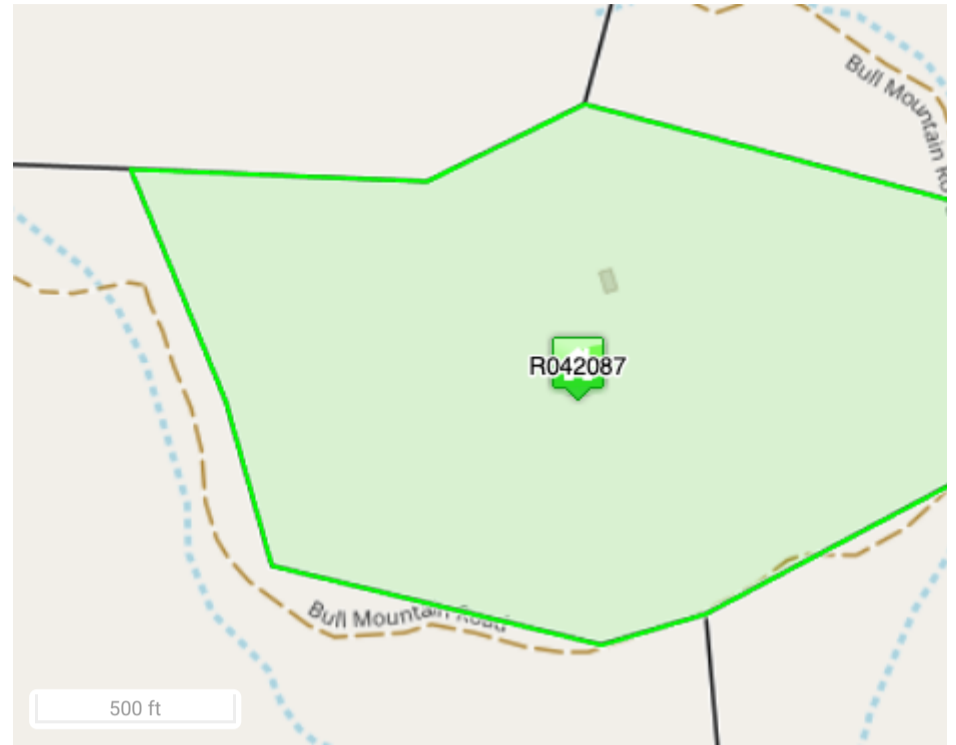
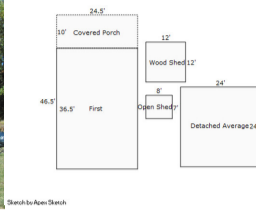


R042087

1591 BULL MOUNTAIN RD , MCCLURE PASS AREA

Total Actual Value
\$198,780



SUMMARY

Account #	R042087
Parcel #	2919-000-01-012
Account Type	Mixed Use
Economic Area	Econ Area 8
Owner Name	DEVRIES DONALD F FAMILY TRUST DEVRIES DONALD FREDERICK
Mailing Address	1530 FOLSON DOWNS CIR DIXON, CA 95620-4810
Property Location	1591 BULL MOUNTAIN RD , MCCLURE PASS AREA
Legal Description	PARCEL 10, EAST BULL MOUNTAIN RANCH SUBDIVISION
Parcel Notes	-

1591 BULL MOUNTAIN RD , MCCLURE PASS AREA

\$198,780

Mill Levy	54.981
Land Actual Value	\$32,090
Building Actual Value	\$166,690
Total Actual Value	\$198,780
Land Assessed Value	\$2,700
Building Assessed Value	\$11,580
Total Assessed Value	\$14,280

For 2022, the assessment rate for single family residential property is 6.95%, and for multi-family residential 6.80%. Agricultural land and outbuildings are assessed at 26.4%. For most other property, including vacant land and commercial, the rate is 29%.

Please note: between January 1 and April 30, the values shown above will reflect the property's valuation from the prior tax year. Any changes to this valuation due to reappraisal or new construction will be displayed from May 1 onwards.

LAND

LEA	SUBDIVISION	LAND TYPE	SIZE
+ 4000: GRAZING LAND-AGRICULTURAL, 80080: MEADOW / TREE FAIR ACCESS	EAST BULL MOUNTAIN RANCH DEVELOPMENT	Agricultural, Residential	45.810 Acres
Site Access	IMPROVED DIRT OR GRAVEL ROAD, SEASONAL PRIVATELY MAINTAINED		
Electricity	OFF GRID SOLAR		
Sewer	ISDS SEPTIC SYSTEM INSTALLED		
Water	WELL INSTALLED		
Other Attributes	LAND TYPE PRIMARY: TREE. VIEWS: SCENIC OR ABOVE AVERAGE.		

BUILDINGS

BUILDING (1)

Property Type	Residential	# of Units	1
Occupancy	Single Family Residential: SUMMER SFR		
Original Year Built	2007	Stories	1
Effective Year Built *	2008	Bedrooms	2
Construction Quality	Fair	Bathrooms	1
Condition	Good	Finished Basement	-
Above Grade Living Area	894	Unfinished Basement	-
Garage	Detached Average: 576;	Unfinished Area	-

* The difference between a building's Original Year Built and Effective Year Built reflects any remodels, additions and maintenance that have been undertaken since it was first constructed. These activities tend to extend a building's useful life, resulting in an Effective Year Built that is newer than the Original Year Built.

SALES AND CONVEYANCE

1591 BULL MOUNTAIN RD , MCCLURE PASS AREA

\$198,780

Deed Type	WARRANTY DEED - FEE				
+ 07/13/2006 \$0 RIKKERS WILLIAM J ETAL KORHONEN LLOYD J ETAL - 566892					
Sales Notes	Transfer with no consideration				
Deed Type	QUIT CLAIM DEED - NO FEE				
+ 07/12/2006 \$135,000 ECK THEODORE R TRUST KORHONEN LLOYD J ETAL Vacant 566890					
Sales Notes	Market sale				
Deed Type	WARRANTY DEED - FEE				

PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2021	\$198,780	\$14,740	54.98	\$810
2020	\$157,120	\$11,740	56.07	\$658
2019	\$157,120	\$11,740	54.28	\$637
2018	\$101,080	\$7,760	55.47	\$430
2017	\$101,080	\$7,760	49.64	\$385
2016	\$118,600	\$9,890	48.76	\$482
2015	\$118,600	\$9,890	47.21	\$467
2014	\$104,430	\$8,730	46.88	\$409
2013	\$104,430	\$8,730	44.77	\$391
2012	\$181,430	\$14,800	41.73	\$618
2011	\$120,160	\$9,930	41.65	\$414
2010	\$42,480	\$3,760	40.29	\$151

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

TAX AUTHORITIES

1591 BULL MOUNTAIN RD , MCCLURE PASS AREA

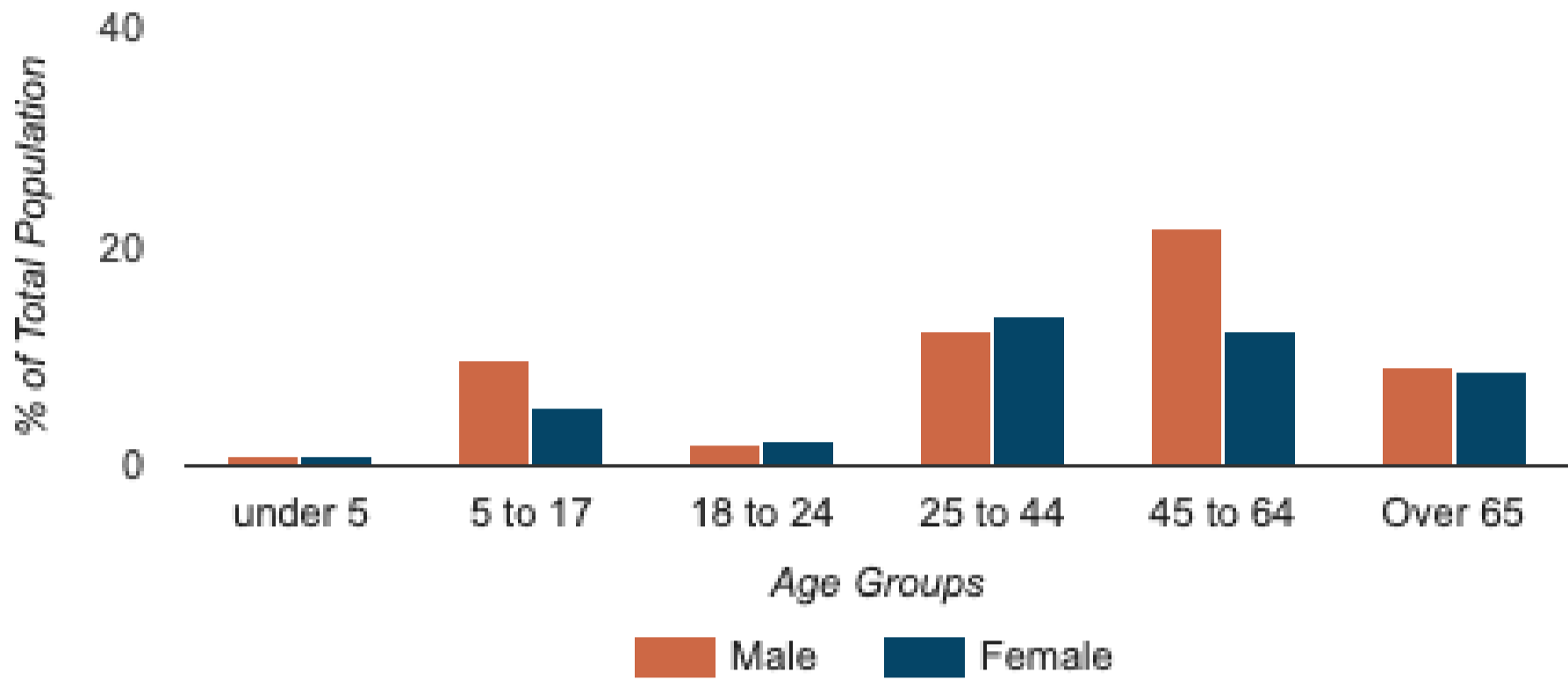
\$198,780

Contact Number	(970) 929-5500				
+ 703	50J School District	School District	28.172	54.981	51.2%
Mailing Address	145 W 4th St, Delta, CO 81416				
Contact Number	(970) 874-4438				
+ 703	Gunnison County Library District	Library District	1.900	54.981	3.5%
Mailing Address	307 N Wisconsin St, Gunnison, CO 81230				
Contact Number	(970) 641-3485				
+ 703	Gunnison County	County	14.614	54.981	26.6%
Mailing Address	200 E Virginia Ave, Gunnison, CO 81230				
Contact Number	(970) 641-0248				
+ 703	North Fork Ambulance Health Service District	Health Service District	5.883	54.981	10.7%
Mailing Address	PO Box 687, Hotchkiss, CO 81419				
Contact Number	(970) 872-9111				
+ 703	North Fork Water District	Water District	0.561	54.981	1.0%
Mailing Address	PO Box 217, Hotchkiss, CO 81419				
Contact Number	(970) 872-2155				
+ 703	Colorado River Water District	Water District	0.501	54.981	0.9%
Mailing Address	201 Centennial St, Ste 200, Glenwood Springs, CO 81601				
Contact Number	(970) 945-8799				

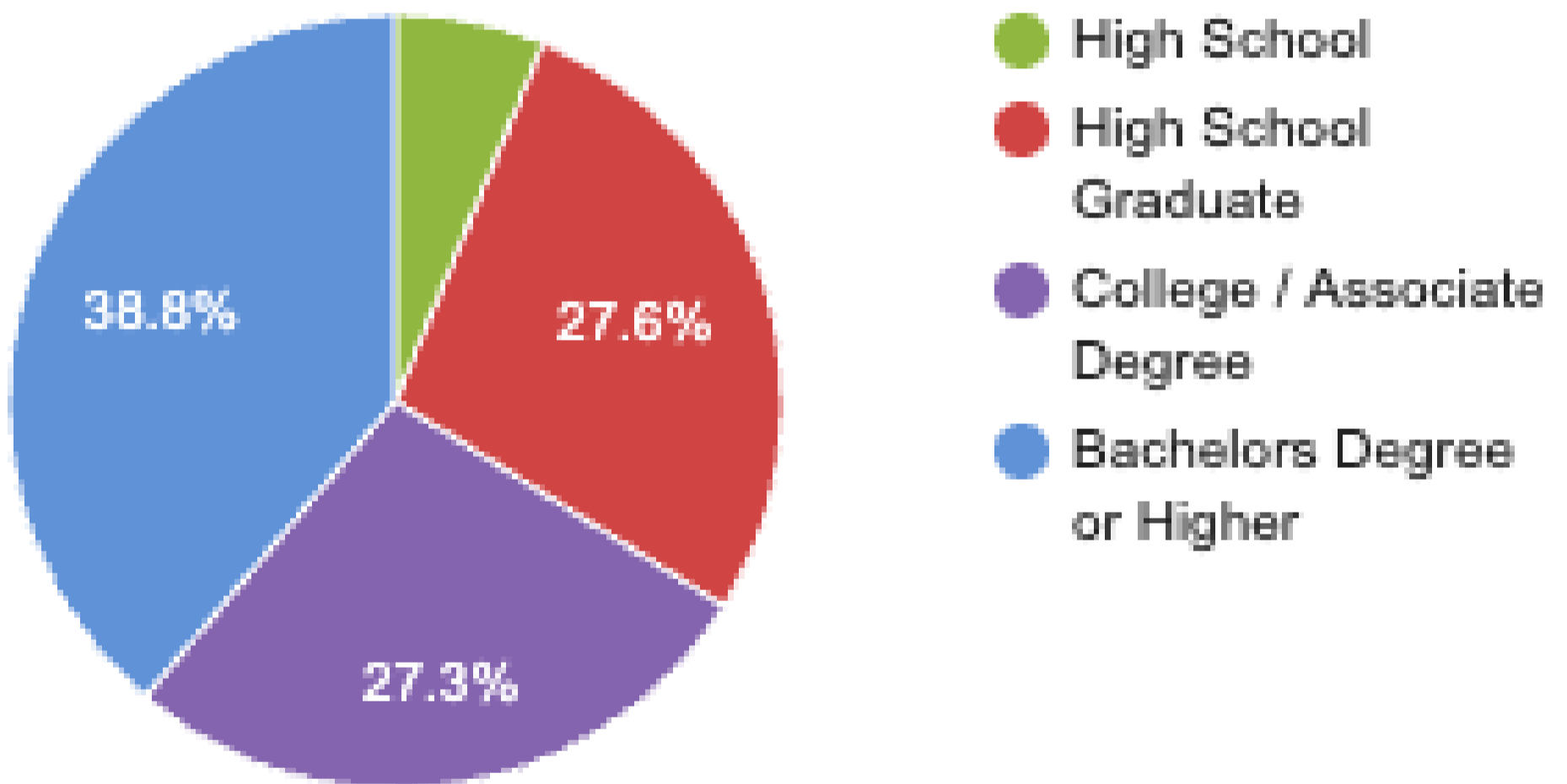
CENSUS/DEMOGRAPHICS

449

349



EDUCATIONAL ATTAINMENT

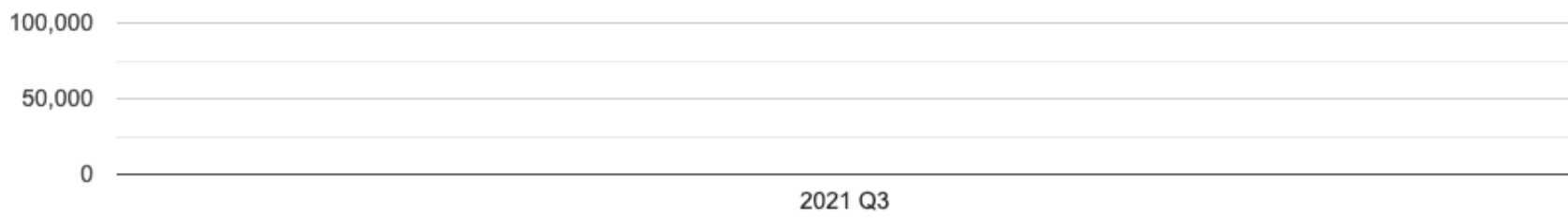


RECENT AREA SALES

R042087

**1591 BULL MOUNTAIN RD ,
MCCLURE PASS AREA**

Total Actual Value
\$198,780



RESIDENTIAL ACTUAL VALUES

Low
\$1,230
Median
\$98,850
High
\$602,150

RESIDENTIAL SALES BY TYPE

No data

R042087

**1591 BULL MOUNTAIN RD ,
MCCLURE PASS AREA**

Total Actual Value
\$198,780

Average Home Price

\$0

Lowest Sale

\$0

NEARBY SALES

No data to display

DOCUMENTS

Download Notice of Valuation:

No NOD's to download

Download Tax Statements:

Data last updated: 08/19/2022