

Property Record Card

Fremont Assessor

**BRIN HILL
BRIN NICOLE NOEL**

1310 PRONGHORN PATH
COTOPAXI, CO 81223-9344

Account: R026269

Tax Area: 39E - 39E
Acres: 39.230

Parcel: 77018250

Situs Address:
1310 PRONGHORN PATH
TEXAS CREEK

Value Summary

Value By:	Market	Override
Land (1)	\$98,075	N/A
Residential (1)	\$472,840	N/A
Extra Feature (1)	\$47,600	N/A
Total	\$618,515	\$618,515

Legal Description

AKA TR-48 ROSS SPRINGS RANCH
THAT POR OF THE S2 OF SEC 22 & SEC 27; THE SE4 OF
SEC 28; THE E2 OF THE SW4 OF SEC 28; THE N2 OF THE
NE4 OF OF SEC 33; THE SE4 OF THE NE4 OF SEC 33; THE
N2 OF SEC 34; THE SE4 OF SEC 34; THE E2 OF THE
SW4 OF SEC 34 & THE NW4 OF THE SW4 OF SEC 35
ALL IN 19-73
NOW MONUMENTED BY THE US BUREAU OF LAND
MANAGEMENT
AS TR-40 OF SD 19-73
DESC AS FOLLS: BEG AT COR # 13 OF SD TR-40; TH N 86 DEG
40'04"W 660.00 FT ALG THE S LN OF SD TR-40 TO THE TRUE
POB; TH N 86 DEG 40'04"W 630.72 FT TO A PT
NOW MONUMENTED BY A USGLO BRASS CAP; TH N 00 DEG 27'
55"W 2559.68 FT; TH S 82 DEG 02'33"E 239.52 FT; TH N
65 DEG 01'08"E 485.41 FT; TH S 00 DEG 33'15"W 2768.22
FT TO THE TRUE POB. TOG WITH ALL GAS & MIN RGTS
SURVEY BASED ON THE ORIGINAL PUBLIC LANDS SURVEY
DATED
1882 & NOT THE INDEPENDENT RESURVEY & TRACT
SEGREGATION ACCEPTED IN 1981



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
	09/07/2001	Deeds	U	Y	\$72,000	838.22	\$72,000	838.22	\$72,000	838.22
B1203 P832	11/04/1994	Deeds	U	Y	\$89,000	678.11	\$89,000	678.11	\$89,000	678.11
B1109 P84	03/12/1993	Deeds	U	Y	\$400,000	150.88	\$400,000	150.88	\$400,000	150.88
B976 P222	09/21/1990	Deeds	U	Y	\$400,000	150.88	\$400,000	150.88	\$400,000	150.88
B775 P319	07/15/1986	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A

Land Occurrence 1

Property Code	1112 - SINGLE FAMILY RESID	Property Code	100
Adjustment1	1	Adjustment2	1
Adjustment3	1	Adjustment4	1
Land Use Code	291700 - ROSS SPGS RNCH		

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Residential Occurrence 1

Property Code	1212 - SINGLE FAMILY RESID	Property Code Percent	100
Actual Year Built	2003	Architectural Style	5 - 2 STORY
Baths	2	Bedrooms	3
Building Type	105100 - 2 STORY	Construction Quality	4 - AVERAGE
Depreciation	39 - 39	Effective Year Built	2003
Fireplaces	5 - WOOD STOVE	Frame	1 - WOOD FRAME
Heating Percent	10 - 100% heated	Heating Type	1 - FORCED AIR
Roof Structure	3 - GABLE-HIP	Rooms	7
Size	1 - RECTANGLE	Stories	2 - 2
Units	0	Exterior Wall	24 - CEMENT BOARD LAP OR SHEET
Exterior Wall Percent	100	Floor	19 - VINYL PLANK 21 - CERAM TILE
Floor Percent	20 80	Interior Wall	2 - W BRD/DRYW
Interior Wall Percent	100	Roof Cover	11 - PRO-PANEL

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
BAS	624	624	624	624	624	624	624
BLA	240		36				
OPA	240		24				
TWO	1152	2304	1728	2304	2304	2304	2304
Total	2,256.00	2,928.00	2,412.00	2,928.00	2,928.00	2,928.00	2,928.00
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$472,840	209.59	161.49	196.04	161.49	161.49	161.49

Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAMILY RESID	Property Code Percent	100
Actual Year Built	2022	Depreciation	8 - 8
Description	GARAGE	Effective Year Built	2022
XFOB Code	121000 - GARAGE FR GOOD		

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
Units	952						
Total	952.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$47,600	50.00					

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
1112	SINGLE FAMILY RESID		\$95,697	\$6,474	NA	NA
1212	SINGLE FAMILY RESID		\$507,818	\$34,354	NA	NA
Total			\$603,515	\$40,828	NA	NA

Permits

Issued Date	Permit Type	Amount	Remark	Status
04/14/2003	1 - NEW CONSTR			2 - Closed
12/09/2021	18 - BARN	\$36,323.00	POLE 28X34	2 - Closed