

Summary of Routt County Assessor Data - Market Values as of July 2014 used for 2015/2016 Property Tax Assessments

Stagecoach Residential Property - Developed

Property Use (Multiple Items)

Row Labels	Count of Lot	Sum of Current Value	Sum of Prior Year Value	% Change H/(L)	Avg Current Value
Black Horse I	13	3,550,720	2,873,320	23.6%	\$273,132
Black Horse II	10	3,167,340	2,577,660	22.9%	\$316,734
Blacktail Meadows	1	300,450	7,770	3766.8%	\$300,450
Coyote Run	16	6,995,660	5,937,730	17.8%	\$437,229
Eagles Nest	32	3,931,580	2,772,590	41.8%	\$122,862
Eagles Watch	62	18,768,550	15,831,600	18.6%	\$302,719
High Cross	5	1,291,900	1,056,090	22.3%	\$258,380
Horseback	19	5,561,640	4,301,020	29.3%	\$292,718
Meadowgreen	57	19,215,650	15,898,400	20.9%	\$337,117
Middle Creek Village	7	2,973,850	2,506,260	18.7%	\$424,836
Morningside	30	8,933,990	6,674,630	33.8%	\$297,800
Overland	2	780,880	579,780	34.7%	\$390,440
Projects I & II	91	9,951,220	5,158,090	92.9%	\$109,354
Red Hawk Village	25	5,876,630	4,867,110	20.7%	\$235,065
Sky Hitch I	5	1,251,790	1,022,820	22.4%	\$250,358
Sky Hitch IV	1	16,630	16,650	(0.1%)	\$16,630
South Shore	34	10,567,490	7,962,660	32.7%	\$310,809
Wagon Wheel	41	2,306,480	1,838,080	25.5%	\$56,256
Young's Peak	2	746,870	625,250	19.5%	\$373,435
Grand Total	453	106,189,320	82,507,510	28.7%	\$234,414

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Stagecoach Residential Property - Undeveloped (Vacant Land)

Property Use Residential Land

Row Labels	Count of Lot	Sum of Current Value	Sum of Prior Year Value	% Change H/(L)	Avg Current Value
Black Horse I	87	896,700	1,224,300	(26.8%)	\$10,307
Black Horse II	60	305,400	562,800	(45.7%)	\$5,090
Blacktail Meadows	28	192,920	217,560	(11.3%)	\$6,890
Coyote Run	9	523,000	638,700	(18.1%)	\$58,111
Double Creek	8	95,760	115,080	(16.8%)	\$11,970
Eagles Watch	23	1,174,000	1,278,900	(8.2%)	\$51,043
High Cross	55	247,500	330,000	(25.0%)	\$4,500
Horseback	217	639,920	1,032,120	(38.0%)	\$2,949
Meadowgreen	54	1,739,280	1,985,630	(12.4%)	\$32,209
Middle Creek Village	5	135,800	170,450	(20.3%)	\$27,160
Morningside	154	895,630	1,222,200	(26.7%)	\$5,816
Overland	136	636,500	846,100	(24.8%)	\$4,680
Red Hawk Village	4	112,000	142,000	(21.1%)	\$28,000
Sky Hitch I	80	495,200	918,100	(46.1%)	\$6,190
Sky Hitch III	43	133,300	253,700	(47.5%)	\$3,100
Sky Hitch IV	166	516,460	980,920	(47.3%)	\$3,111
South Shore	181	3,646,250	2,194,500	66.2%	\$20,145
South Station I	219	678,900	1,116,900	(39.2%)	\$3,100
South Station II	131	406,100	668,100	(39.2%)	\$3,100
Young's Peak	72	576,090	799,790	(28.0%)	\$8,001
Grand Total	1732	14,046,710	16,697,850	(15.9%)	\$8,110

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All Other Property In/Around Stagecoach Served By MCWS

Subdivision	Other					
Row Labels	Count of Legal	Sum of Current Value	Sum of Prior Year Value	% Change H/(L)	Avg Current Value	
Agricultural Land	73	424,490	418,610	1.4%	\$5,815	
Commercial Land	1	60,000	80,000	(25.0%)	\$60,000	
Common Area	2	650	630	3.2%	\$325	
Fire / Police Station	1	198,590	169,600	17.1%	\$198,590	
Open Space	4	2,510	2,490	0.8%	\$628	
Recreational Land	2	6,281,990	7,288,040	(13.8%)	\$3,140,995	
Residential Land	17	1,207,260	1,353,880	(10.8%)	\$71,015	
Residential Single Family	17	9,646,020	8,092,160	19.2%	\$567,413	
Residential Single Family	16	13,818,120	11,378,480	21.4%	\$863,633	
Ski Area	4	362,360	378,290	(4.2%)	\$90,590	
State Assessed	2	-	-	-	-	
Tax Exempt	1	39,500	53,300	(25.9%)	\$39,500	
Utility	3	53,710	74,350	(27.8%)	\$17,903	
Vacant Land	1	120,000	119,200	0.7%	\$120,000	
Grand Total	144	32,215,200	29,409,030	9.5%	\$223,717	