

LOCATION & OWNER INFORMATION

PARCEL ID

74-43-43-27-23-000-0050

NBHD

743000RS

PARCEL ADDR

275 FLAMINGO DR

LEGAL

EL CID NORTH ADD LOT 5 & W 20 FT OF LOT 6

TAX DISTRICT

74402

OWNER

BOLTON NANCY & BOLTON JAMES

ADDRESS

PO BOX 829
GRANBY CO 80446-0829



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	20-JUL-23	3	A	60

INCOME

AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: .1937

TOTAL CARDS:1

AUTOCAD:

TOTAL PARCEL

TYPE	VALUE
MASS	2,078,093
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,944,850
BUILDING	60,779
OBY's	614
LAND	2,016,700
MARKET	2,078,093
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.97
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
35779	1109	WD	Q	I	1,525,000	21-MAY-25
MLS #F10493371 - NO RECORDED MORTGAGE						
01757	0000	WD	D	I	17,500	01-JAN-69

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
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NOTES

91-131, FUS ADDED BACK TO TAX ROLL #94 - 8/05 PETN2026-1302

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	GAR	1928			0	0	240	1	C		8.00	A	A	32					100	614.00
																				OBY VALUE	614.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE		
1	0100	SF14-C3			S	S1			104	8,437	0.19	1	250.00	T	1		0	100	2,016,700.00		
NOTES:										TOTAL ACRES					.1937						
															FUTURE LAND USE:						
																				REV: 05 A	
																				04-MAY-26	
																				TOTAL LAND VALUE	
																				2,016,700.00	

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	616	
BASE AREA				
A1 1	SFB	96	240	
SEMI FINISHED BASE AREA				
A2 2	SFB	96	60	
SEMI FINISHED BASE AREA				
A3 3	FOP	28	32	
FINISHED OPEN PORCH				
A4 4	FEP	44	100	
FINISHED ENCLOSED PORCH				
A5 5	FUS	87	856	
FINISHED UPPER STORY				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			1904	

74-43-43-27-23-000-0050

RESIDENTIAL

275 FLAMINGO DR

VECTOR:
BAS(A0CD22L28U22R28)SFB(A1L4U12CD12L20U12R20)SFB(A2L24U12CD12L5U12R5)FOP(A3D22L8CD4L8U4R8)FEP(A4R10D6CD10L10U10R10)FUS(A5U3R63CD22L28U22R4U12R20D12R4)

BUILDING INFORMATION									
1	/	1	SYS CRD# /TOT BLDGS						
0100	ID	1	SFR						
			C&D						
1.5			NBHD FACTOR						
			LEVEL / UNIT TYPE						
2	/		UNIT HEIGHT / BLDG HEIGHT						
3	/		BED RM / TOT RM						
2	/	1	FULL BA / HALF BA						
	/	8	ADD FIX / TOTAL FIX						
1928	/	1970	YRBLT / EFFYR						
	/		YR / % REMODELED						
			REMOD KTCH / BATH						
R2	/	FR	GRADE / CDU						
15	/		% GOOD / DEPR TB						
			FPLC STACK / OPEN						
16			EW1 WSF: STUCCO						
00			EW2 NONE						
03			RS GABLE/HIP						
03			RC ASPHALT/COMPOSI						
03			IW1 PLASTER						
00			IW2 N/A						
12			FT1 HARDWOOD						
00			FT2 N/A						
3			HEAT HTG & AC						
4			HEAT SYS FORCED AIR DUCT						
			KB_ADJ						
			MKT_ADJ						
			FUNC						
			ECON						
100			SOH%						
			1,702 EFF BLDG AREA						
			1,772 SQ FT LIVING AREA						
			1,702 TOTAL EBA						

NOTES:
BLDG 001 2ND FLOOR ADDED BACK TO TAX ROLL #94 - 8/05

BLDG 001 EYB OK NEEDS RENO, FSP & ATTACHED GAR = SFB, CDU = FR PER MLS PI

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

270,128	RCN
40,519	RCNLD
60,779	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD