

BAILEY & PETERSON, PC

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June 30, 2023

VIA EMAIL

Ms. Pam Hope
pj26@comcast.net

Re: 26513 Highway 82, Snowmass, CO 81654

Pam:

I have reviewed the documentation you have provided and below is my opinion of the importance and meaning of the different acreages sent for in the documents.

This property needs to be looked at:

1. The gross area of the land, 4.92 acres, as described by the survey attached as Exhibit A.
2. The area described in the assessors' records of the land useable for the purposes subject to property taxes as stated in the Colorado statutes and Pitkin County zoning law subject to property taxes. That would be land within the 4.92 acres zoned for residential, agricultural, or other uses that the county may tax under its zoning and land use regulations. This is the 3.1 acres in the assessors' records.
3. The remaining property, starting with the 4.92 acres minus the 3.1 acres is 1.82 acres which is land you own but is not subject to property taxes because it is not useable for the purposes that the county can tax using its property tax power.
4. The land that you can describe for sale is the 4.92 acres and that is correct. Whether your listing must break that down into property subject to tax and part of the 4.92 acres that is not taxable (because it is in the river) is a disclosure

issue for your broker to decide when reviewing the brokerage rules that apply to real estate sales.

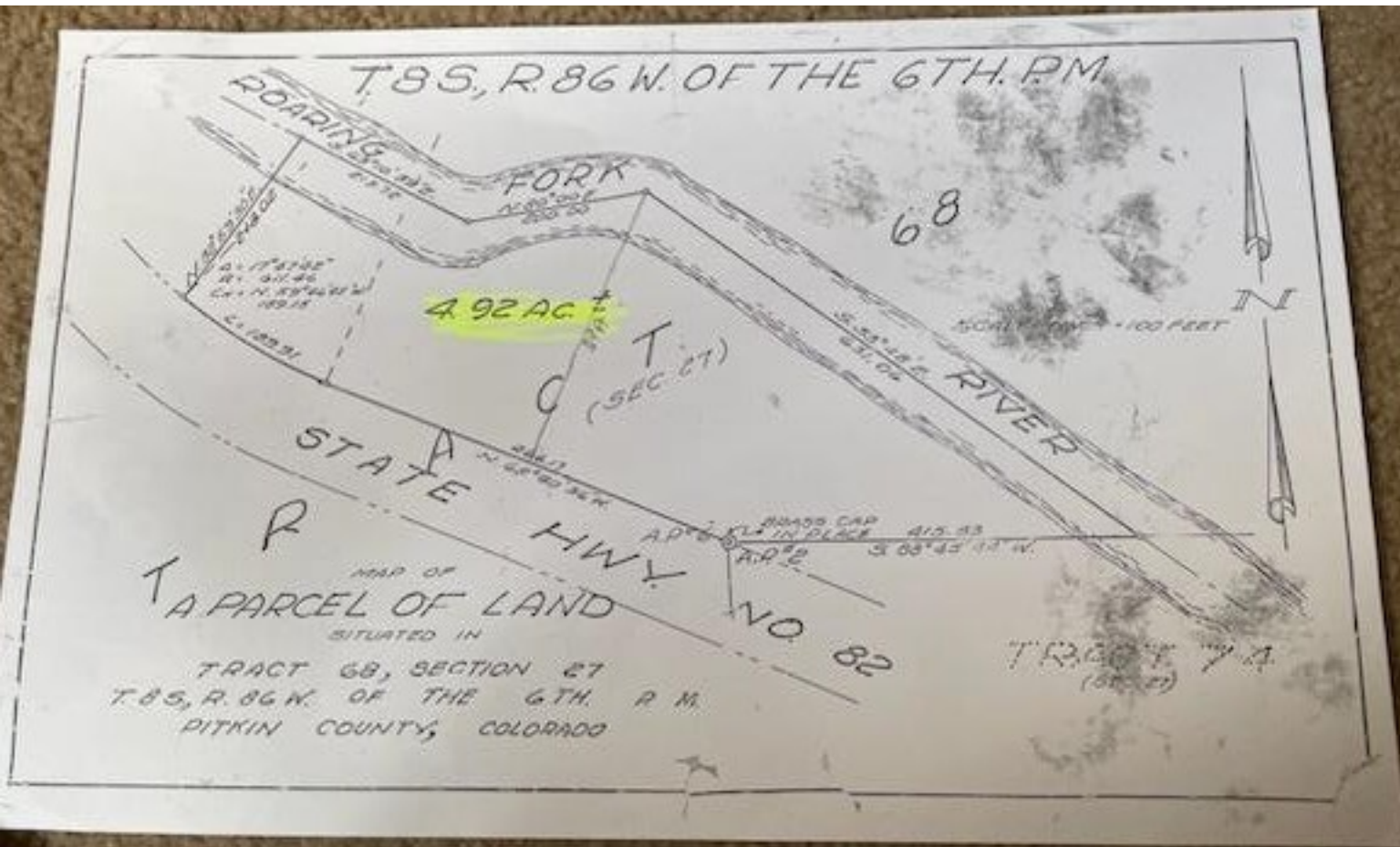
Feel free to share this with your broker. If you have any further questions, please contact the office.

Best regards,

BAILEY & PETERSON, P.C.
A Professional Corporation

A handwritten signature in black ink, appearing to read "James Bailey". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Bailey".

James S. Bailey





Pitkin County, CO

EXHIBIT**B****Summary**

Account R006653
Parcel 246727200003
Property 26513 HWY 82, SNOWMASS, CO 81654
Address
Legal Subdivision: M/B CAPITOL CREEK Tract: 68 Section: 27 Township: 8
Description Range: 86 A PARCEL OF LAND SITUATED IN TRACT 68 OF SECT 27, TOWNSHIP 8 S, RANGE 86 W OF THE 6TH PM, LYING NETLY OF THE NETLY ROW LINE OF STATE HWY 82 & SWTLY OF THE CENTERLINE OF THE ROARING FORK RIVER, DESCRIBED AS FOLLOWS: BEG AT A PT MARKED WITH AN IRON POST WITH A BRASS CAP FOUND IN PLACE & PROPERLY MARKE " E 213.72 FT ALONG THE CTR OF SAID RIVER; THENCE N 80°00'00" E 200.00 FT ALONG THE CTR OF SAID RIVER; THENCE S 53°48'00" E 631.06 FT ALONG THE CTR OF SAID RIVER TO A PT ON THE TRACT LINE; THENCE S 88°45'45" W 415.38 FT ALONG SAID TRACT LINE TO ANGLE PT #6 OF SAID TRACT 68, THE POB. AND A PARCEL OF LAND IN TRACT 68, SECT 27, TOWNSHIP 8 S, RANGE 86 W OF THE 6TH PM LYING STH
Property Type RESIDENTIAL
Acres 3.1
Land SqFt 0
Tax Area 14
Mill Levy 81.882
Subdivision M/B CAPITOL CREEK
Neighborhood SMASS-CAP CRK-HWY 82 TO FORK
Super SMASS CAP CRK
Neighborhood

[View Map](#)**Owners**

HOPE PAMELA J
 PO BOX 281
 SNOWMASS CO 81654

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 3.1
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS/CAP FAIR/AVG (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 STORY
Stories 1
Frame N/A
Actual Year Built 1971
Effective Year Built 1960
Basement Area 750
Unfinished Basement Area 750
First Floor 885
Total Heated SqFt 885
Bedrooms 0
Baths 1
Heating Fuel ELECTRIC
Heating Type WALL/CONVE
Air Conditioning NONE
Roof Type FLAT
Roof Cover BUILT-UP
Construction Quality FAIR
Exterior Wall WD SID AVE
Interior Wall BASE
Floor BASE
Neighborhood SMASS-CAP CRK-HWY 82 TO FORK
Super Neighborhood SMASS CAP CRK

Building # 2
Building Type SMASS/CAP FAIR/AVG (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 STORY
Stories 1
Frame N/A
Actual Year Built 1947

| | |
|-----------------------|------------------------------|
| Effective Year Built | 1960 |
| Garden Level Basement | 1,424 |
| First Floor | 1,404 |
| Total Heated SqFt | 2,828 |
| Bedrooms | 0 |
| Baths | 1 |
| Heating Fuel | ELECTRIC |
| Heating Type | WALL/CONVE |
| Air Conditioning | NONE |
| Roof Type | FLAT |
| Roof Cover | BUILT-UP |
| Construction Quality | POOR |
| Exterior Wall | WD SID AVE |
| Interior Wall | BASE |
| Floor | BASE |
| Neighborhood | SMASS-CAP CRK-HWY 82 TO FORK |
| Super Neighborhood | SMASS CAP CRK |

Actual Values

| Assessed Year | 2023 | 2022 | 2021 | 2020 |
|--------------------|----------------|--------------|--------------|--------------|
| Land Actual | \$1,100,000.00 | \$600,000.00 | \$600,000.00 | \$650,000.00 |
| Improvement Actual | \$159,600.00 | \$53,100.00 | \$53,100.00 | \$51,200.00 |
| Total Actual | \$1,259,600.00 | \$653,100.00 | \$653,100.00 | \$701,200.00 |

Assessed Values

| Assessed Year | 2023 | 2022 | 2021 | 2020 |
|----------------------|-------------|-------------|-------------|-------------|
| Land Assessed | \$76,450.00 | \$41,700.00 | \$42,900.00 | \$46,480.00 |
| Improvement Assessed | \$11,090.00 | \$3,690.00 | \$3,800.00 | \$3,660.00 |
| Total Assessed | \$87,540.00 | \$45,390.00 | \$46,700.00 | \$50,140.00 |

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Recent Sales In Area

Sale date range:

From:

06/15/2018

To:

06/15/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Map View



No data available for the following modules: Extra Features, Sales, Photos.

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