

Gunnison County Assessor's Property Record Search

COLORADO

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R016120
 30682 COUNTY ROAD 12 , CRYSTAL MEADOWS

Total Actual Value
\$2,678,310

SUMMARY

Account #	R016120
Parcel #	3183-000-02-005
Account Type	Mixed Use
Economic Area	Econ Area 8
Owner Name	OUTDOOR HOSPITALITY SOLUTIONS II LLC
Mailing Address	30682 COUNTY ROAD 12 SOMERSET, CO 81434-9625
Property Location	30682 COUNTY ROAD 12 , CRYSTAL MEADOWS
Legal Description	LOT 1, CRYSTAL MEADOWS RESORT SUBDIVISION
The Legal Description is abbreviated and not intended for use on a deed.	
Parcel Notes	-

CURRENT ASSESSMENT INFORMATION

Tax Year	2025
Tax District	704
Mill Levy	55.256
Land Actual Value	\$300,560
Building Actual Value	\$2,377,750
Total Actual Value	\$2,678,310
School District Assessed Value	\$479,950
Local Govt. Assessed Value	\$470,200

Beginning in 2025, Senate Bill 24-233 and House Bill 24B-1001 establish separate residential assessment rates for the purposes of school districts and for all other taxing entities. Finalized 2025 assessment rates will depend on total statewide growth; as of May 2025, the projected assessment rates are:

- 7.05% for residential property for the purposes of a school district
- 6.25% for residential property for the purposes of other local governments
- 27% for most other types of property, both real and personal

LAND

LEA	SUBDIVISION	LAND TYPE	SIZE
+ 2844: RV ELEC & WATER CENTRAL, 80070: MEADOW / TREE GOOD ACCESS, 80100: RIVER GOOD ACCESS	CRYSTAL MEADOWS RESORT SUBD	Commercial, Residential	25.050 Acres

Site Access	PAVED ACCESS, YEAR AROUND
Electricity	INSTALLED
Sewer	CENTRAL INSTALLED
Water	WELL INSTALLED
Other Attributes	LAND TYPE PRIMARY: RIVER. LAND TYPE SECONDARY: MEADOW. VIEWS: SCENIC OR ABOVE AVERAGE.

BUILDINGS

BUILDING (1)

Property Type	Residential	# of Units	1
Occupancy	Single Family Residential: CONVENTIONAL		
Original Year Built	1926	Stories	2
Effective Year Built *	1975	Bedrooms	2
Construction Quality	Average	Bathrooms	2
Condition	Average	Finished Basement	-
Above Grade Living Area	1,344	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (2)

Property Type	Residential	# of Units	1
Occupancy	Accessory Dwelling Unit: LOG HOME		
Original Year Built	1990	Stories	2
Effective Year Built *	1990	Bedrooms	3
Construction Quality	Average	Bathrooms	3
Condition	Average	Finished Basement	-
Above Grade Living Area	2,795	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (3)

Property Type	Commercial	# of Units	1
Occupancy	Office Building: 35%, Restaurant: 65%		
Original Year Built	1958	Stories	1
Effective Year Built *	1986	Bedrooms	-
Construction Quality	Average	Bathrooms	1
Condition	Average	Finished Basement	-
Above Grade Living Area	2,145	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (4)

Property Type	Commercial	# of Units	1
Occupancy	Guest Cottage: 50%, Laundromat: 50%		
Original Year Built	1958	Stories	2
Effective Year Built *	1986	Bedrooms	2
Construction Quality	Fair	Bathrooms	1
Condition	Average	Finished Basement	-
Above Grade Living Area	1,152	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (5)

Property Type	Commercial	# of Units	2
Occupancy	Guest Cottage		
Original Year Built	1992	Stories	1
Effective Year Built *	1992	Bedrooms	2
Construction Quality	Fair	Bathrooms	2
Condition	Average	Finished Basement	-
Above Grade Living Area	967	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (6)

Property Type	Commercial	# of Units	1
Occupancy	Community Recreation Center		
Original Year Built	1987	Stories	1
Effective Year Built *	1987	Bedrooms	3
Construction Quality	Fair	Bathrooms	2
Condition	Average	Finished Basement	-
Above Grade Living Area	1,800	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (7)

Property Type	Commercial	# of Units	1
Occupancy	Guest Cottage		
Original Year Built	1958	Stories	1
Effective Year Built *	1986	Bedrooms	1
Construction Quality	Fair	Bathrooms	1
Condition	Average	Finished Basement	-
Above Grade Living Area	448	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (8)

Property Type	Commercial	# of Units	1
Occupancy	Guest Cottage		
Original Year Built	1999	Stories	1
Effective Year Built *	1999	Bedrooms	1
Construction Quality	Fair	Bathrooms	1
Condition	Average	Finished Basement	-
Above Grade Living Area	378	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (9)

Property Type	Commercial	# of Units	1
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Occupancy	Guest Cottage		
Original Year Built	1958	Stories	1
Effective Year Built *	1986	Bedrooms	1
Construction Quality	Fair	Bathrooms	1
Condition	Average	Finished Basement	-
Above Grade Living Area	174	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (10)

Property Type	Commercial	# of Units	0
Occupancy	Guest Cottage		
Original Year Built	1999	Stories	1
Effective Year Built *	1999	Bedrooms	-
Construction Quality	Fair	Bathrooms	-
Condition	Average	Finished Basement	-
Above Grade Living Area	140	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (11)

Property Type	Commercial	# of Units	0
Occupancy	Guest Cottage		
Original Year Built	1999	Stories	1
Effective Year Built *	1999	Bedrooms	-
Construction Quality	Fair	Bathrooms	-
Condition	Average	Finished Basement	-
Above Grade Living Area	140	Unfinished Basement	-
Garage	-	Unfinished Area	-

BUILDING (12)

Property Type	Commercial	# of Units	1
Occupancy	Light Commercial - Manufacturing Utility Bldg		
Original Year Built	1986	Stories	1
Effective Year Built *	1986	Bedrooms	-
Construction Quality	Fair	Bathrooms	-
Condition	Average	Finished Basement	-
Above Grade Living Area	1,358	Unfinished Basement	-
Garage	-	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

SALE DATE	SALE AMOUNT	GRANTOR	GRANTEE	VACANT OR IMPROVED	RECEPTION #
+ 07/18/2017	\$1,700,000	BEAR RANCH LLC	OUTDOOR HOSPITALITY SOLUTIONS II LLC	Improved	647775
Sales Notes	Market sale				
Deed Type	WARRANTY DEED - FEE				
+ 06/29/2007	\$0	CRYSTAL MEADOWS RANCH INC	BEAR RANCH LLC	-	576658
Sales Notes	Transfer with no consideration				
Deed Type	BARG & SALE DEED - NO FEE				
+ 06/29/2007	\$2,357,500	CRYSTAL MEADOWS RANCH	BEAR RANCH LLC	Improved	576652
Sales Notes	Market sale				
Deed Type	SPEC WARR DEED - FEE				
+ 07/12/2004	\$0	MARKS MELODY PUBLIC TRUSTEE	CRYSTAL MEADOWS RANCH	-	543965
Sales Notes	Transfer with no consideration				
Deed Type	PUBL TRUST DEED - NO FEE				
+ 09/08/1999	\$1,900,000	CRYSTAL MEADOWS RANCH INC	CRYSTAL MEADOWS RESORT INC	Improved	497703
Sales Notes	Not an open-market, arms length sale				
Deed Type	WARRANTY DEED - FEE				

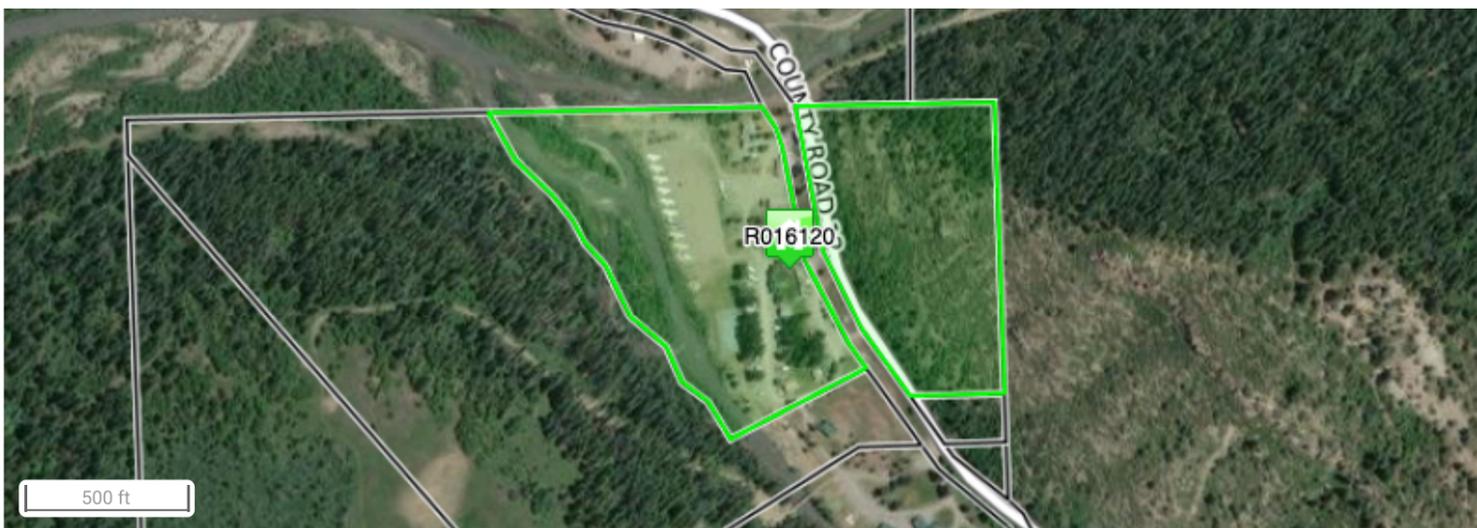
PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2024	\$2,603,100	\$460,280	55.256	\$25433.23
2023	\$2,603,100	\$460,280	52.261	\$24054.69
2022	\$1,815,030	\$411,280	56.781	\$23353.00
2021	\$1,815,030	\$412,320	54.420	\$22438.45
2020	\$1,595,090	\$384,050	55.512	\$21319.38
2019	\$1,595,090	\$384,050	53.717	\$20630.01
2018	\$909,310	\$65,470	54.911	\$3595.03
2017	\$909,310	\$65,470	49.074	\$3212.88
2016	\$938,520	\$74,710	48.198	\$3600.87
2015	\$938,520	\$74,710	46.653	\$3485.45
2014	\$881,230	\$70,150	46.323	\$3249.55
2013	\$881,230	\$70,150	44.208	\$3101.20
2012	\$1,647,250	\$131,120	41.170	\$5398.23
2011	\$1,665,260	\$132,560	41.086	\$5446.36
2010	\$2,144,350	\$170,690	39.725	\$6780.66

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

TAX AUTHORITIES

TAX AREA	ENTITY NAME	ENTITY TYPE	ENTITY LEVY	TAX AREA LEVY	ENTITY % OF TAX BILL
+ 704	Ragged Mountain Fire Protect. Dist.	Fire District	3.350	54.420	6.2%
Mailing Address		PO Box 570, Somerset, CO 81434			
Contact Number		(970) 929-5500			
+ 704	50J School District	School District	28.172	54.420	51.8%
Mailing Address		145 W 4th St, Delta, CO 81416			
Contact Number		(970) 874-4438			
+ 704	Gunnison County Library District	Library District	1.900	54.420	3.5%
Mailing Address		307 N Wisconsin St, Gunnison, CO 81230			
Contact Number		(970) 641-3485			
+ 704	Gunnison County	County	14.614	54.420	26.8%
Mailing Address		200 E Virginia Ave, Gunnison, CO 81230			
Contact Number		(970) 641-0248			
+ 704	North Fork Ambulance Health Service District	Health Service District	5.883	54.420	10.8%
Mailing Address		PO Box 687, Hotchkiss, CO 81419			
Contact Number		(970) 872-9111			
+ 704	Colorado River Water District	Water District	0.501	54.420	0.9%
Mailing Address		201 Centennial St, Ste 200, Glenwood Springs, CO 81601			
Contact Number		(970) 945-8799			























Data last updated: 11/25/2025