



Property Record Card

Montezuma Assessor

**TUCKER, ADRIAN &
RHONDA**

13689 ROAD 23
CORTEZ, CO 81321

Account: R014489

Tax Area: 12006 - DISTRICT 12006
Acres: 3.000

Parcel: 5611-051-01-004

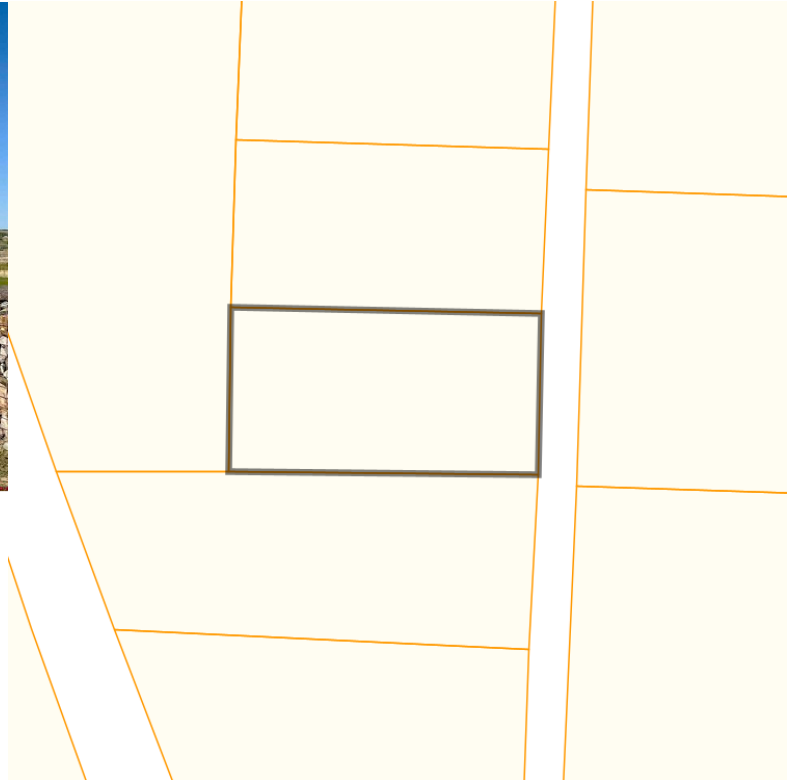
Situs Address:
13689 ROAD 23
CORTEZ, 81321

Value Summary

Value By:	Market	Override
Land (1)	\$31,000	N/A
Mobile (1)	\$224,662	N/A
XFOB (1)	\$6,000	N/A
Total	\$261,662	\$261,662

Legal Description

Subdivision: EVENING SKY MOD SUB AMD Lot: 4 3.0AC B400
P347 B462 P08 B682 P921 P/13-62 (M/H-M20210)



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
635185	02/19/2021	SWDJT	QI	Y	\$60,000	436.10	\$60,000	436.10	\$60,000	436.10
531280	05/10/2005	WDJ_	QI	Y	\$108,000	242.28	\$108,000	242.28	\$108,000	242.28
B682P921	12/08/1993	W	QV	Y	\$38,200	684.98	\$38,200	684.98	\$38,200	684.98

Land Occurrence 1

Property Code	1112 - SINGLE FAMILY RESIDENTIAL	Measure By	Site
Acres	3	SQFT	130680
Units	1	Land Code	319001U - NBHD 3190 LOTS 0 - 3 AC
Sewer Type	2 - COMM/PUBLIC		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
ACRES	3						
SQFT	130680						
Total	130,683.00						



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Land Occurrence 1

Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$31,000	0.24						

Mobile Occurrence 1

Property Code	1236 - PURGED MOBILE HOME/IMPROVEMENT	Actual Year Built	2021
Effective Year Built	2021	Length	70
Width	30	Building Type	5 - Average
Architectural Style	15 - Double Wide	Depreciation	2021 - 2021
Exterior Wall	Frame Siding	Percent	100

XFOB Occurrence 1

Property Code	1236 - PURGED MOBILE HOME/IMPROVEMENT	XFOB Code	1127 - MOBILE HOME H/UP
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SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
XFOB_UNITS	1						
Total	1.00						
Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$6,000	6,000.00						

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
1112	SINGLE FAMILY RESIDENTIAL	\$27,900	\$1,900	\$31,000	\$2,190	NA	NA
1236	PURGED MOBILE HOME/IMPROVEMENT	\$207,596	\$14,120	\$230,662	\$16,260	NA	NA
Total		\$235,496	\$16,020	\$261,662	\$18,450	NA	NA