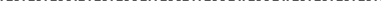


WELSH LON & TERESA
2755 S LOCUST ST STE #150
DENVER, CO 80222

2024



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	15	HARDTILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	3.	3. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC			3003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,690
BAS	576	100	576	57,289
FBM	48	80	38	3,779
FCP	240	25	60	5,967
FOP	64	30	19	1,890
FUS	288	100	288	28,645
FUS	604	100	604	60,074
UBM	48	20	10	995
TOTALS	1,980		1,612	160,329

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	01	1,612	129.2544	122.79	197,937	1979	1985	0	0
1 TOWNHOUSE - 0% - 0									
Heated Area: 1506									
HX Base Yr									

4

16

FCP

1993

4

16

FCP

1993

12

12

UBM

1993

4

12

UBM

1993

12

8

FCP

1993

9

16

FCP

1993

36

16

BAS

1993

36

16

BAS

1993

16

16

BAL

1993

7

16

BAL

1993

16

16

FUS

1993

18

16

FUS

1993

28

12

FUS

1993

3

13

FUS

1993

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 8					Tax Dist:						
BUILDING MARKET VALUE										160,329	
TOTAL MARKET OB/XF VALUE										1,092	
TOTAL LAND VALUE - MARKET										675,000	
TOTAL MARKET VALUE										836,421	
SOH/AGL Deduction										158,186	
ASSESSED VALUE										678,235	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										678,235	
TOTAL JUST VALUE										836,421	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										662,469	