

KELD LLC
717 UNIVERSITY AVE UNIT A
BOULDER, CO 80302

10-2N-28-0000-0020-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 3			
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2		Tax Dist:							
BUILDING MARKET VALUE				2,387,374					
TOTAL MARKET OB/XF VALUE				118,171					
TOTAL LAND VALUE - MARKET				1,425,000					
TOTAL MARKET VALUE				3,930,545					
SOH/AGL Deduction				1,862,280					
ASSESSED VALUE				2,068,265					
TOTAL EXEMPTION VALUE		HX HB WR		55,722					
BASE TAXABLE VALUE				2,012,543					
TOTAL JUST VALUE				3,930,545					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				3,638,256					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
20150701		DUNEWALK		14,000		04/02/2015			
20080869		XFOB		8,000		05/22/2008			
20072128		GAS		300		11/28/2007			
20071734		H/AC		22,000		09/13/2007			
20071111		ELEC OTHER		650		06/14/2007			
20070804		SWIM POOL		54,660		05/09/2007			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2802/312		7/22/2025		WD	Q	I	01	6,000,000	
GRANTOR:LINDER RICHARD A TRUS									
GRANTEE:KELD LLC									
2660/1031		7/28/2023		WD	U	I	11	100	
GRANTOR:LINDER RICHARD A									
GRANTEE:LINDER RICHARD A TR									
BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2008] W18 N7 W33S2 STP=[YR=2008] W2 S6 E2 N6\$ S8 BAS=[YR=2008] S50 UOP=[YR=2008] W10 S38E7 FGR=[YR=2008] S14 E29N28W13 FOP=[YR=2008] N14W6S14E6\$ W16S14\$ N14E3N24\$ S10 E20 S2 E4 FOP=[YR=2008] E8 N8 W8 S8\$ N8E8 S20 D3 R3 E6 U3 R3 N5E7 UOP=[YR=2008] E7 N16W7S16\$ N56 W4 U2 L2 W6 D2 L2 W2 U2 L2 N6W18 N5 U3 L3 W4 D3 L3 W5\$ E5 U3 R3 E4 D3 R3 S5E18 S6 D2 R2 E2 U2 R2 E6 D2 R2 E4 N16\$ PTR= E15 FOP=[YR=2008] E33 S8 BAL=[YR=2008] E18 S7 FOP=[YR=2008] S8 S16 E2 S13 W2 S27 W7 S5 D3 L3 W6 U3 L3 N12 BAL=[YR=2008] W12 N5 FST=[YR=2008] W1N6E5S6W4 \$ E4N3E8S8 \$ N22W8S11W5S6E1S3 W15 N23 W5 N37E5 U3 R3 E4 D3 R3 S29E18N18 D2 R2 E2 U2 R2 E6 D2 R2 E4\$ W4 U2 L2 W6 D2 L2 W2 U2 L2 N6E18\$									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
25,000									
Common: 1,425,000									
PRINTED 07/30/2025 BY SYS									

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[illegible]

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				2
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
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