BLOCK 139 LOT 17
IN OR 1631/1994
TOWN OF HILLIARD

KUBAN FRANK D/KUBAN JOSEPH O
1495 WITCHES WILLOW LANE
COLORADO SPRINGS, CO 80906

2026

08-3N-24-2380-0139-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

THIRD AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,250
TOTAL MARKET VALUE	2,250
SOH/AGL Deduction	1,118
ASSESSED VALUE	1,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,132
TOTAL JUST VALUE	2,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1631/1994	7/23/2009	QC	U	V	11	100
GRANTOR: KUBAN FRANK D & VRIGI						
GRANTEE: KUBAN FRANK D & JOS						
0869/0479	2/24/1999	QC	Q	V	01	0
GRANTOR: KUBAN JOSEPH F						
GRANTEE: KUBAN FRANK D & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	RM-4	25.00	125.00	25.00	FF		1.00	1.00	1.00	90.00	90.00	2,250							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 2,250 Market: 0 Agricultural: 0 Common: 2,250 PRINTED 07/09/2026 BY SYS