

# 35187 County Road 16, Roggen, CO 80652-9420, Weld County



<b>3</b>	<b>1,344</b>	<b>101,930</b>	<b>\$189,000</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>1</b>	<b>1939</b>	<b>SFR</b>	<b>03/04/2013</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Batchelor Diana M</b>	Mailing ZIP 4:	<b>9420</b>
Mailing Address:	<b>35187 County Road 16</b>	Mailing Carrier Route:	<b>R801</b>
Mailing City & State:	<b>Roggen, CO</b>	Owner Occupied:	<b>Yes</b>
Mailing Zip:	<b>80652</b>		

## Location Information

Property Zip:	<b>80652</b>	High School:	<b>Weld Central</b>
Property Zip4:	<b>9420</b>	Census Tract:	<b>25.02</b>
Property Carrier Route:	<b>R801</b>	Township:	<b>02</b>
School District:	<b>Weld County S/D Re-3(J)</b>	Range:	<b>63</b>
Elementary School:	<b>Hoff</b>	Section:	<b>25</b>
Middle School:	<b>Weld Central</b>	Lot:	<b>A</b>

## Tax Information

PIN:	<b>R0946301</b>	% Improved:	<b>70%</b>
Alternate PIN:	<b>130325000013</b>	Tax District:	<b>2449</b>
Schedule Number:	<b>R0946301</b>		
Legal Description:	<b>PT SW4 25-2-63 LOT A REC EXEMPT RE-2890 EXC OG&amp;M (.16R)</b>		

## Assessment & Tax

Assessment Year	2017 - Preliminary	2016	2015	2014
Market Value - Land	\$48,426	\$38,967	\$38,967	\$36,166
Market Value - Improved	\$125,086	\$92,341	\$92,341	\$85,986
Market Value - Total	\$173,512	\$131,308	\$131,308	\$122,152
Assessed Value - Land	\$3,490	\$3,100	\$3,100	\$2,880
Assessed Value - Improved	\$9,010	\$7,350	\$7,350	\$6,840
Assessed Value - Total	\$12,500	\$10,450	\$10,450	\$9,720
YOY Assessed Change (%)	19.62%	0%	7.51%	
YOY Assessed Change (\$)	\$2,050	\$0	\$730	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$467		
2015	\$514	\$47	9.97%
2016	\$588	\$75	14.5%

## Characteristics

Lot Acres:	<b>2.34</b>	# Buildings:	<b>1</b>
Lot Sq Ft:	<b>101,930</b>	Bedrooms:	<b>3</b>
Land Use - County:	<b>Residential</b>	Baths - Total:	<b>1</b>
Land Use - CoreLogic:	<b>SFR</b>	Baths - Full:	<b>1</b>
Building Type:	<b>Single Family</b>	Stories:	<b>1</b>
Style:	<b>Ranch</b>	Heat Type:	<b>Forced Air</b>
Year Built:	<b>1939</b>	Roof Material:	<b>Composition Shingle</b>

Courtesy of Frank Lallas, REcolorado

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 12/03/2017

Page 1 of 3

Bldg Sq Ft - Above Ground: **1,344**  
 Bldg Sq Ft - Total: **1,352**  
 Bldg Sq Ft - Finished: **1,344**

Exterior:  
 Floor Cover:

**Frame Hardboard**  
**Type Unknown**

## Features

Feature Type	Size/Qty
Ranch 1 Story	1,344
Shed - Utility	1,344
Shed - Utility	1,344

## Estimated Value

RealAVM™ (1): **\$300,900** Confidence Score (2): **69**  
 RealAVM™ Range: **\$240,720 - \$361,080** Forecast Standard Deviation (3): **20**  
 Value As Of: **11/23/2017**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Last Market Sale & Sales History

Sale Date: **03/04/2013** Deed Type: **Warranty Deed**  
 Sale Price: **\$189,000** Owner Name: **Batchelor Diana M**  
 Price per SqFt - Finished: **\$140.62** Seller: **Reed Real Estate Llp**  
 Document Number: **3915008**

Sale Date	03/04/2013	11/29/2007	01/02/2008	06/20/2007
Sale Price	\$189,000		\$189,500	\$210,121
Nominal		Y		
Buyer	Batchelor Diana M	Reed Real Estate	Morgan Margaret L	Petty Robert B
Seller	Reed Real Estate Llp	Petty Robert B	Reed Real Estate	Reed Real Estate
Document Number	3915008	3568970	3527187	3486007
Document Type	Warranty Deed	Quit Claim Deed	Warranty Deed	Quit Claim Deed
Title Company	Land Title Guarantee		Stewart Title	

## Mortgage History

Mortgage Date	03/06/2013	01/04/2008	06/26/2007
Mortgage Amount	\$179,000	\$189,495	\$280,000
Mortgage Lender	Private Individual	Private Individual	Private Individual
Borrower	Batchelor Diana M	Morgan Margaret L	Petty Robert B
Mortgage Type	Private Party Lender	Private Party Lender	Private Party Lender
Mortgage Purpose	Resale	Resale	Resale
Mortgage Int Rate	6		
Mortgage Term	30	39	
Mortgage Term	Years	Years	

Courtesy of Frank Lallas, REcolorado

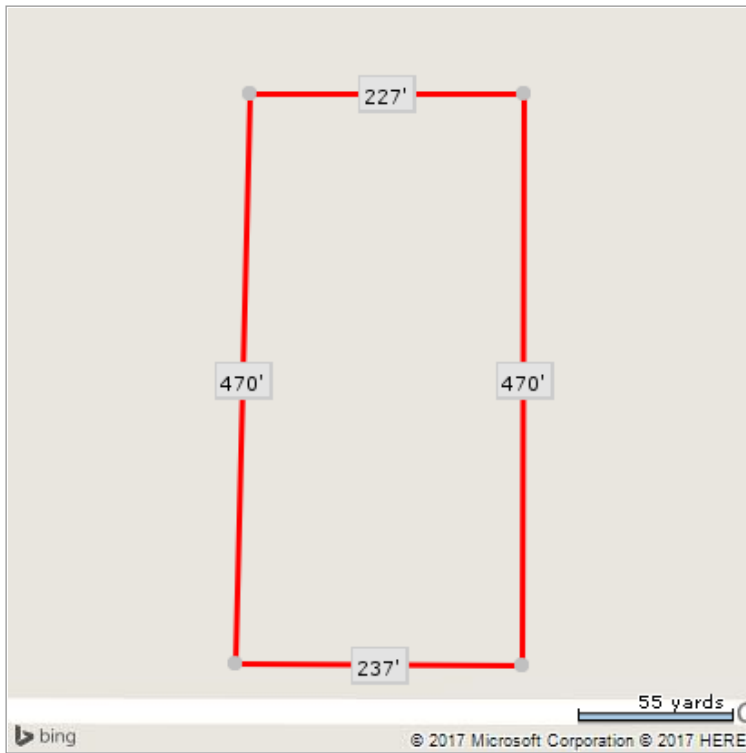
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**

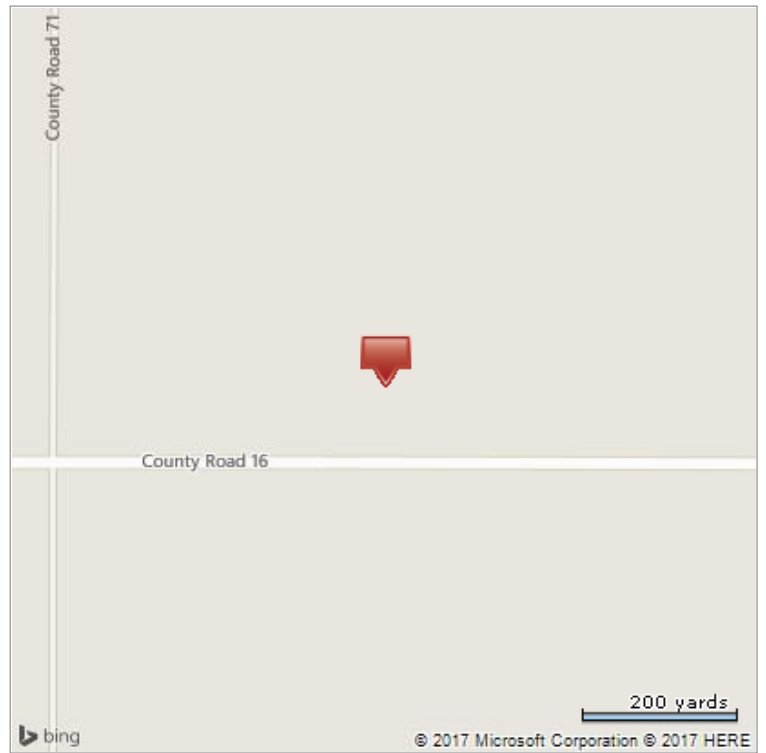
Generated on 12/03/2017

Page 2 of 3

## Property Map



\*Lot Dimensions are Estimated



Courtesy of Frank Lallas, REcolorado

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 12/03/2017

Page 3 of 3