



# Historic Context of A-frame Architecture in Boulder County

Prepared for

**Boulder County Land Use  
Department**

Prepared by



and



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*Photo cover: A-frame at 833 Hemlock Drive, Unincorporated, Boulder County, provided by owner Catherine Faughnan.*

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## 1. Introduction

We have all seen them. Their distinctive roof line peaking over the evergreens and pines. Especially in Colorado, where their steep gable seems to mimic the shape of the mountains and the form sends connotations of cozy après ski fires. The A-frame. Most communities in Colorado can boast to having one, and everybody knows where it is, likely using it as a way-finding and orienting feature. These memorable forms dot the Colorado landscape, and not without reason. A-frames were a quick, easy, and affordable way for individuals to construct their own vacation home. The snow-sloughing roofs meant the buildings could withstand the heavy Colorado snowfall with minimal maintenance from their often-seasonal homeowners. In addition, the strong yet light-weight form was relatively easy to transport over mountain roads and build in often secluded locations. The form became exceedingly popular nationally, particularly in mountainous areas. The 1960s and 1970s saw the largest number of A-frames, and spotting an example today seems to instantly transport one back to the time of polyester and shag carpets. It is, perhaps, these associations that contributed to a stigma around the A-frame as outdated and no longer en vogue. You no longer see many commercial buildings using the form to attract customers, and while A-frames are still occasionally constructed residentially, the form does not nearly benefit from the same level of popularity it once held. The A-frames from the 1960s and 1970s, however, remain as a snapshot not only of the modern design aesthetics valued at the time, but also of the underlying cultural and societal themes of its time.

The history of the A-frame has been studied at a national level, with early architect-designed examples like the Leisure House and the Betty Reese House featured in popular magazines and newspapers like *Interiors* and the *New York Times*. As a recent-past resource, however, not much information is located in the public record regarding A-frame architecture on the local level. Boulder County alone has 180 known extant A-frame buildings, with at least one-third of those building already 50 years old. When buildings reach that 50-year mark, staff at the Boulder County Land Use historic preservation department begin reviewing applications for exterior alterations and demolitions. It quickly became evident that the staff needed more information about A-frames, and particularly those in Boulder County. The County sought and was awarded a Certified Local Government grant from History Colorado in early 2017 to undertake a context study of A-frame architecture within Boulder County. Architectural and Cultural History Professionals, LLC. (ARCH Professionals), partnering with Mead & Hunt, Inc. (Mead & Hunt), was selected to complete the study.

This report is organized into several different sections, with a national and local context of A-frames in Boulder County, as well as brief contexts of tourism and the post-World War II (postwar) era in the county. The discussion of A-frames at a local level includes known practicing architects; addresses commercial, ecclesiastic, and residential A-frame architecture; and explores local kit and prefabricated suppliers. In addition, the geographic distribution and building periods of A-frames within the county is also addressed. Finally, National Register of Historic Places (National Register) Criteria and Boulder County Landmark Criteria for A-frame buildings within Boulder County is presented, along with typical variations, alterations, common features, and materials. The document concludes with a section addressing future recommendations.

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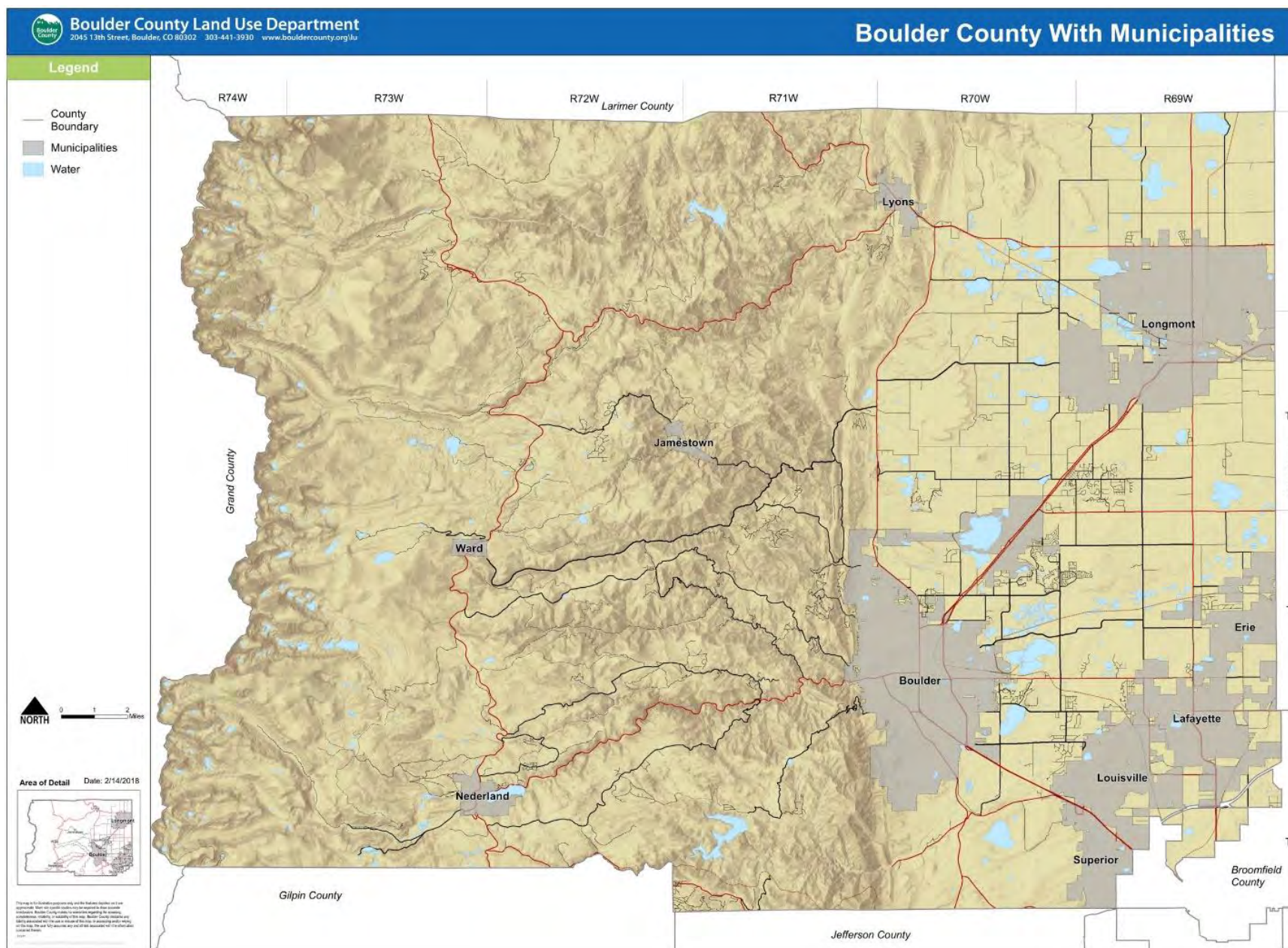
## **2. Project Area**

Boulder County, which covers 474,324.23 acres, or 741.14 square miles, contains several incorporated municipalities, many of which have their own historic preservation ordinances and studies. As this study is sponsored by Boulder County, it mainly focuses on the unincorporated areas. Unincorporated Boulder County covers 422,105.94 acres, or 659.55 square miles. The records retrieved from the Boulder County Assessor to assist with this project, however, include incorporated and unincorporated areas. As a result, the total number of A-frames evaluated includes those within incorporated areas.

Boulder County is located on the eastern edge of the Rocky Mountains. Multiple U.S. Geological Survey (USGS) Quadrangle maps cover Boulder County, including the Hygiene, Lyons, Raymond, Allenspark, Ward, Gold Hill, Boulder, and Niwot Quadrangles. Portions of the Longmont, Berthoud, Carter Lake, Pinewood Lake, Panorama Peak, Longs Peak, McHenry's Peak, Isolation Peak, Monarch Lake, East Portal, Nederland, Tungsten, Eldorado Springs, Louisville, Lafayette, and Erie Quadrangles also cover portions of Boulder County. Boulder County is located in Townships 1N, 2N, and 3N; Ranges 69W, 70W, 71W, 72W, 73W, and part of 74W. The county also covers Township 1S; Ranges 70W, 71W, and portions of Ranges 69W, 72W, and 73W. Map 1 shows all of Boulder County, with the incorporated municipalities identified.



Section 2  
Project Area



Map 1. Map of Boulder County showing municipalities.



### 3. Research Design and Methods

To begin this project, a historic context of A-frame architecture on a national level was developed. Mead & Hunt researched the historical development of the unique architectural type on a national scale, to better inform how the A-frame form arrived in Boulder County. Both primary and secondary resources from the Denver Public Library, the Boulder Carnegie Branch Library for Local History and Archives, and the Auraria Library were referenced. Chad Randl's 2004 exhaustive book *A-frame* provided a large amount of information on the national context of A-frame architecture, as well as provided clues for the type of businesses, including lumber companies and franchises, to identify locally.

Next, A-frame architecture within Boulder County was researched on a general level by ARCH Professionals. This included utilizing primary and secondary resources. In 2000 a *Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977* by Paglia, Segel, and Wray was completed. Although this document focused on 27 specific properties from that era, none of which were A-frames, it did provide a good context of Boulder and Boulder County at the time, as well as identified key architects and architectural figures working in Boulder. Another valuable document that was consulted was the *Historic Context and Survey of Post World-War II Residential Architecture, Boulder, Colorado* by Jennifer Bryant and Carrie Schomig. Again, although it was not directly related to A-frame architecture, it provided a great context and insight into the growth and factors at play in Boulder County in the postwar period. Primary materials were consulted at the Boulder Carnegie Library for Local History as well as the Denver Public Library Western History and Genealogy Department. Because the A-frame form is part of the recent past, there was not a great deal of information previously collected about this type on a local level. The *Boulder Daily Camera* newspaper and its *Sunday Focus Magazine* publication, available at the Boulder Carnegie Library for Local History, proved useful in highlighting new architectural works at the time, as well as provided advertisements and features on A-frame providers in the area. In addition, advertisements for mountain developments on which to build your second/vacation home were also included in the newspaper and provided information and background regarding the geographic concentrations of A-frames. Vertical files with newspaper clippings at the Boulder Carnegie Library for Local History also provided insight on architects, subdivisions where A-frames were constructed, and tourism in the postwar era. Once a general context was established, more detailed investigations could occur.

The study of A-frame architecture in Boulder County was largely informed by the data provided by the current and past Boulder County Assessor's records. In its records, the Boulder County Assessor's Office identified properties that it classified over the years as A-frames. This list built the basis for those properties referenced in this study. Additional A-frames identified by county workers, various community members, and through newspaper articles were added to the master list of A-frames. As the study progressed, it was determined that certain properties on this list were not actually A-frames by definition, or were misidentified in the assessor's records as A-frames. Only extant A-frames were included in this list. If there was not enough photographic or satellite imagery support to definitively see that there was no A-frame on a property, however, it was identified as an A-frame in the Assessor's data, and the property remained in the final count. Appendices A and B present a spreadsheet and photographs of the known A-frames in Boulder County. Assessor's current photographs, Boulder County oblique aerial imagery, and photographs from the old assessor's appraisal cards were gathered for the properties. When available, the appraisal cards, often with the contemporary black and white photographs and names of

early and/or original owners, were also gathered. These assessor's appraisal cards are housed at Boulder Carnegie Branch Library for Local History.

Boulder County Land Use staff pulled building permits for each property to determine any architects, contractors, or suppliers constructing A-frame buildings in the county. Although many of the building permits did not include any pertinent information, this effort did reveal a few architects who were then researched further at the Boulder Carnegie Library. In addition, the name Delta Vacation Homes, or Delta Prefabricated Homes, continually appeared during the building permit search. As it became increasingly clear that Delta Vacation Homes played a large role in the history of A-frame architecture within the county, the company was researched further. ARCH Professionals identified and interviewed descendants of Delta Vacation Home founder, Lawrence "Bud" Stoecker, in order to learn about the company, its founder, the process of buying an A-frame home from Delta Vacation Homes, and the variety of models offered by the company. The insights garnered from these interviews were invaluable. The family members also provided copies of marketing and company materials. ARCH Professionals then worked with the family to donate the oral history interview with Bud's son, Steve Stoecker, to the Boulder Carnegie Library for Local History, as well as donate materials regarding Delta Vacation Homes to their archive.

While the national and local context were being developed, Boulder County Land Use staff developed a webpage with a questionnaire that was sent to owners of A-frame buildings in the county. The webpage informed owners of the effort underway to develop a historic context for A-frame architecture in Boulder County, and solicited answers to questions regarding their A-frames. The questions posed to property owners on the webpage included:

1. What year was your A-frame built?
2. Are you the original owner?
3. Who was the builder and/or architect, or was it a DIY project?
4. Was the A-frame prefabricated or from a kit and, if so, from where?
5. Do you know of any major changes or alterations from the original design?
6. Are there interesting facts or unique features about your A-frame you'd like to share?
7. Would you consider being interviewed and/or have your A-frame photographed?<sup>1</sup>

The intent was that homeowners would come forward and provide insight into the history of their building that might help enlighten the project team as to how a typical A-frame building in Boulder County came to be. In total, eight responses were received that provided some information on builders and kits utilized by Boulder A-frame homeowners. Additionally, some of these responses contained photographs, including interior views of particular A-frames. Several respondents provided lengthier interviews about their A-frame and granted permission for the project team to visit their property in person, which proved to be very helpful during the field work to observe a few A-frames up-close. Responses received to the survey are provided in Appendix C.

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<sup>1</sup> "Historic Context Study on A-frame Architecture in Boulder County," *Boulder County* (blog), accessed November 17, 2017, <https://www.bouldercounty.org/property-and-land/land-use/historic-preservation/a-frame-architecture-study/>.

A survey of each A-frame resource in the county was not conducted; rather, selective examples were visited in the field. Those properties visited in the field were chosen based on geographic concentrations of A-frames as exemplified in the maps of the known A-frames originally produced by Boulder County, as well as those that could likely be seen from the road right-of-way. Field locations were also based on the responses received from property owners to the county questionnaires. Several properties owners gave the project team permission to enter their property and photograph their A-frame. In total, 25 A-frames were visited in the field.

With the additional insight gained from the field work, as well as the available photography of other A-frames in the county, ARCH Professionals and Mead & Hunt created a typology classification system so common forms could be identified. Typical alterations, such as the inclusion of dormers or the construction of additions, were noted, as well as common materials. Although additional types, variations, and unique materials beyond those identified through the field survey effort may exist, the information available from the Boulder County Assessor's records and the field work was sufficient to identify the major range of typologies and variations present within the county.

The goal of the project was not to intensively document each A-frame in Boulder County, but rather to create an understanding of the typical and exceptional types of A-frames found so Boulder County Land Use staff can make informed landmark eligibility decisions regarding future alteration applications for A-frame buildings. To that end, Mead & Hunt, informed by the historic context, field work, known examples, typologies, and typical modifications, set about developing National Register eligibility criteria for A-frame buildings within Boulder County.

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## 4. A-frame Architecture on a National Stage

### A. Historic antecedents

Triangular, A-frame-like buildings can be found in a variety of iterations throughout the world, and traces of such buildings can be found as far back in time as the Neolithic age. Earlier cultures were likely drawn to triangular buildings for some of the same reasons postwar Americans found the A-frame so appealing: the ease of construction, the availability of materials, and the strength of the building itself.

#### (1) Asian and Polynesian forms

Some of the earliest such buildings might be traced to Neolithic China, where pits may have been covered by rafter-like poles, creating triangular shelters. In Ancient Japan, tradition holds that prehistoric inhabitants built triangular buildings called *tenchi-kongen*, or “a palace construction of heaven earth.” These were constructed of two vertical pillars connected by a ridgepole. Intersecting rafters ran along the ridgepole and were tied together by horizontal members that supported an outer layer of thatching material. This construction form continues to be seen in religious buildings, such as the Shinto shrines at Ise, Japan.<sup>2</sup>

In addition to their strength and ease of construction, triangular buildings often hold important cultural meaning as well. In Japanese tradition, for example, the height and decoration of such a building was understood to be a marker of wealth and status. In New Guinea and western Polynesia, some anthropologists argue that the large thatched roofs of triangle-shaped residential, ceremonial, and communal buildings represent the importance of sea-faring to the island cultures. The sagging saddleback ridges and outward-sloping gables of many of these buildings may represent wind-filled sails.<sup>3</sup>

#### (2) European forms

Early European cultures also had their own versions of triangular construction. Based on archeological evidence dating as far back as the Stone Age, prehistoric Europeans constructed buildings using “primary tong-support frameworks.” These frameworks were made of two sets of inclined timbers, which crossed each other at the point where they supported the ridgepole. The cruck was a medieval triangular form, constructed of naturally curved timbers split in half. The hewn sides of the inclined poles faced one another and were secured by the ridgepole. Larger buildings included collar beams, added for additional support. As the form evolved, vertical walls were added, and the cruck became the “basis for roof systems used to cover great halls, churches, barns, and houses” (see Figure 1).<sup>4</sup> Post-and-truss construction replaced the cruck as timber supplies thinned and buildings grew larger and added second stories.

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<sup>2</sup> Chad Randl, *A-frame* (New York: Princeton Architectural Press, 2004), 16-17.

<sup>3</sup> Randl, 17.

<sup>4</sup> Randl, 19–20.



*Figure 1. Cruck framing as seen in the Leigh Court Tithe Barn in Worcester, England. Note how the cruck beams are A-shaped timbers that extend short foundation walls.<sup>5</sup>*

Although older buildings continued to be used as cottages, farm buildings, and ceremonial structures, after the introduction of post-and-truss construction, triangular forms largely fell out of fashion in Europe until the late nineteenth and early twentieth centuries, when the form experienced a revival.

One example of such a revival building is the 1870 Teapot Hall in Lincolnshire, England. The triangular building was built of pine rafters that ran from the ridgepole to the ground and was covered in a combination of slate and thatch. Wattle-and-daub gable ends combined with the older roof style to confuse tourists and historians alike, who often mistook the building for a medieval cottage. The building was destroyed by fire in 1945.<sup>6</sup>

On a larger scale, the Swedish architect Victor von Gegerfelt also returned to the triangular building as part of a Romantic Era Norse Revival movement. Attempting to rediscover “a pure Scandinavian building tradition,” Gegerfelt developed and showcased his stave-triangle system in large exhibition buildings, a Swedish fish market, and private residences (see Figure 2).<sup>7</sup>

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<sup>5</sup> Simon Webb, March 4, 2006, [wikicommons, commons.wikimedia.org/wiki/File:Cruck\\_framing.jpg](https://commons.wikimedia.org/wiki/File:Cruck_framing.jpg).

<sup>6</sup> Randl, 20.

<sup>7</sup> Randl, 21–22.





Figure 2. The 1874, von Gegerfelt designed Feskekörka, or Fish Church, a fish market in Gothenburg, Sweden.<sup>8</sup>

### (3) American forms

Prior to the emergence of the A-frame vacation home, triangular buildings in the United States, unlike similar forms in Europe and Asia, have almost exclusively been used only for storage or temporary shelter. This apparently holds true for even the earliest American forms, as writers have noted that American Indian triangular structures, such as “log tents” and double lean-to’s, tended to not be used as housing except on a temporary basis. Moreover, American Indian buildings generally fell into one of three forms: domed or round, conical, or rectilinear. Triangular, A-frame type forms were generally absent.<sup>9</sup>

For white settlers, triangular, A-frame type buildings were primarily used on farms as ice houses, pump houses, shelters for people and crops in the fields, and chicken coops.<sup>10</sup> One of the first prominent examples of an A-frame residence in the U.S. was designed by Austrian architect Rudolph Schindler. Schindler immigrated to the United States in 1914 and was hired by Frank Lloyd Wright in 1918. He worked on two of Wright’s major commissions, the nonextant Imperial Hotel (1918) in Tokyo, Japan, and the extant Hollyhock House (1919-1922) in Los Angeles, California. At the time, Southern California was

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<sup>8</sup> ArildV, *Feskekörka, Gothenburg, Sweden, Victor von Gegerfelt.*, September 24, 2011, wikicommons, [https://commons.wikimedia.org/wiki/File:Feskek%C3%B4rka\\_september\\_2011.jpg](https://commons.wikimedia.org/wiki/File:Feskek%C3%B4rka_september_2011.jpg).

<sup>9</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 106–16; Randl, *A-frame*, 24; Peter Nabokov and Robert Easton, *Native American Architecture* (New York: Oxford University Press, 1989).

<sup>10</sup> Randl, 24.

experiencing a boom in population and economic fortunes, providing work opportunities for architects and builders. Schindler settled in Los Angeles in 1922, where he practiced until his death in 1953.<sup>11</sup>

Much of Schindler's design work in Los Angeles was characteristic of modern design in Southern California: "glass walls, right angles, flat roofs, and open plans."<sup>12</sup> Starting in the 1920s, however, Schindler began to incorporate steeply pitched roof lines into his designs. He designed three triangular houses, albeit with flat-roofed components, only one of which was built: the Gisela Bennati House.

The extant Bennati House was built in 1934 in a resort community outside of Los Angeles, near Lake Arrowhead. Constructed of a "series of triangular trusses, tied laterally by collar beams and resting on a masonry base," the Bennati House was a forerunner of A-frame vacation homes that would dominate the market 25 to 30 years later. The sides of the equilateral triangle, formed by the trusses running from ridge to ground, functioned as both roof and wall. This roof-wall combination, and the large gable window that blurs distinctions between inside and out, are both recognized as characteristic features of A-frame homes of the 1950s and 1960s. The interior of the building was also laid out in a way that would become characteristic of later vacation homes. Schindler's design had a large living room space at the front of the building, next to the gable window. This living space was open from floor to ceiling, where Schindler left the rafters and plywood cladding exposed. The rear of the building contained lofted bedrooms with kitchen and bathroom underneath, an interior that would also become characteristic of later examples. As architectural historian Chad Randl wrote in his definitive history of *A-frame*: "The Bennati house was essentially a postwar A-frame vacation home, built twenty years ahead of its time."<sup>13</sup>

## **B. Vacation homes**

By the 1960s the A-frame vacation home had become a cultural icon. As an icon, the form of the A-frame encapsulated a number of important economic, architectural, and cultural changes that have come to define the U.S. postwar era. At the heart of this shift was the driving force of postwar prosperity, which allowed more and more Americans to take part in the newly developing leisure culture. The A-frame became a symbol of that new culture and symbolized the postwar American promise of "the good life."

### **(1) Prewar vacation homes**

Before World War II vacation homes were largely only available to the wealthy. During the second half of the nineteenth century, "taking a vacation" became a regular occurrence for a growing number of middle class Americans. Most of these vacationers, however, were visiting hotels, resorts, and spas rather than spending time at private vacation homes; such luxury was still out of reach for all but the very wealthy.<sup>14</sup>

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<sup>11</sup> "Rudolph M. Schindler," MAK Center for Art and Architecture, Los Angeles, 2017, <http://makcenter.org/rm-schindler-bio/>.

<sup>12</sup> Randl, 24.

<sup>13</sup> Randl, 27.

<sup>14</sup> Cindy S. Aron, *Working at Play: A History of Vacations in the United States* (New York: Oxford University Press, 1999), 46.



For those who could afford second homes, many chose to construct buildings that evoked the “fantasy of escape from the everyday world.”<sup>15</sup> The Adirondack Great Camps of the late nineteenth century, for example, built log cabins in a rustic style that gave visitors a sense of “roughing it.”<sup>16</sup> For those of slightly lesser means, more modest second homes were often built in the same recognizable styles as permanent homes: English cottages, Cape Cods, and bungalows.<sup>17</sup>

## **(2) Postwar vacation homes**

The immediate postwar decades in the U.S. were characterized by economic prosperity and growth that shaped all manner of social, cultural, and political landscapes. This economic prosperity, and many of the changes it brought with it, made the A-frame vacation home “the right form at the right time.” In other words, the A-frame vacation home was the perfect fit for the massive changes postwar prosperity brought to the U.S.

### **(a) Democratization of vacations**

Most Americans in the U.S. found themselves in a far better economic situation after World War II. Mobilization efforts during the war, and the need to help Europe rebuild at the close of the conflict, meant the woes of the Great Depression and wartime austerity were being replaced by a wealthier, more financially stable population drawn to a postwar culture of conspicuous consumption.

Most Americans saw their personal earnings increase markedly. The GI Bill helped many returning servicemen find employment after being discharged from the military, and many of those jobs were in corporate environments. As a result, in the 10-year period between 1955 and 1965, the average American income rose 50 percent, and disposable income grew by nearly 60 percent. The increasing wealth for average Americans meant the middle class grew in size and in power. The middle class was now a critical social, cultural, and political force.<sup>18</sup>

At the same time personal wealth was increasing, so too was the amount of time the average worker and his or her family had for leisure pursuits. By the 1950s the 40-hour work week was a standard for most employees. Whereas Saturday had formerly been a half-day on the last day of the work week, the five-day work week was now standard. Paid vacations also became an important part of employee compensation. By 1969 the average paid vacation for U.S. workers was two weeks, and workers had five times as many paid holidays as in 1940.<sup>19</sup> The increase in

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<sup>15</sup> Randl, 40.

<sup>16</sup> Harvey H. Kaiser, *Great Camps of the Adirondacks* (Boston: David R. Godine, 1982), 2.

<sup>17</sup> Randl, 40.

<sup>18</sup> Randl, 32.

<sup>19</sup> Randl, 32–33.

worker wealth and free time is a large part of why historian Susan Sessions Rugh dubs the 1950s and 1960s “the golden age of American family vacations.”<sup>20</sup>

This golden age was part of the larger culture of consumerism during the period. In the five years after World War II, overall consumer spending rose 60 percent. Most of that money was spent on the home and household items. During that same period, the amount of money spent on household furnishings rose by an astounding 240 percent.<sup>21</sup> Part of this increased spending stems from the fact that the 1950s and 1960s was the era of “second everything,’ when postwar prosperity made second televisions, second bathrooms, and second cars expected accoutrements of middle-class American life.”<sup>22</sup>

The combination of increased wealth and increased leisure time within a culture of consumption meant that second homes, like A-frame vacation homes, came to be seen as markers of achieving the American good life. As Randl notes, “The second home became a rightful inheritance” of American workers during this period.<sup>23</sup>

**(b) Federal infrastructure and recreational initiatives**

At the same time American families had greater wealth, time, and cultural imperatives to consume, they also had greater access to recreational areas where that money and time could be spent thanks to the work of the federal government. The newly constructed Interstate Highway System brought vacationers to more remote recreational areas faster than earlier highway systems. The system was first authorized in 1956, and by 1970 had built 41,000 miles of roadway.<sup>24</sup>

Likewise, vacationers had greater access to bodies of water in the U.S. West during this period thanks to the work of the Federal Bureau of Reclamation. The Bureau of Reclamation has been responsible for designing and building large water engineering structures like dams, hydroelectric power stations, flood mitigation structures, and systems of irrigation in the arid West since 1902. Dams, in particular, created reservoirs that, when opened to the public, created water-based recreational spaces that served as a draw to visitors and vacationers.<sup>25</sup>

While access to recreational areas for vacationers were by-products of the Interstate Highway System and the work of the Bureau of Reclamation, the federal government also took a more

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<sup>20</sup> Susan Sessions Rugh, *Are We There Yet?: The Golden Age of American Family Vacations* (Lawrence: University Press of Kansas, 2008).

<sup>21</sup> Elain Tyler May, *Homeward Bound: American Families in the Cold War* (New York: Basic Books, 2008), 157.

<sup>22</sup> Randl, 10.

<sup>23</sup> Randl, 32.

<sup>24</sup> John A. Jakle and Keith A. Sculle, *Motoring: The Highway Experience in America* (University of Georgia Press, 2008), 153.

<sup>25</sup> William D. Rowley, *Reclamation: Managing Water in the West* (Denver: Bureau of Reclamation, 2006), xxiii; Randl, *A-frame*, 34.

direct role in encouraging middle-class vacationers to make use of public lands. The Bureau of Outdoor Recreation, formed in 1962, worked to coordinate activities at the federal, state, and local level with the aim of encouraging Americans to make use of public recreational areas.<sup>26</sup> Likewise, the Department of the Interior increased the sale of U.S. Forest Service land for vacation homesteading during this period from 103 lots in 1951 to nearly 10,000 in 1960.<sup>27</sup> Programs like these encouraged Americans to not only make use of public recreational areas, but build on them as well.

**(c) Cultural meanings of the postwar A-frame**

The A-frame was more than a simple effect of postwar economics and federal investment in infrastructure and public lands, it was also an icon of postwar culture. In its reception, construction, and proliferation the A-frame embodied American culture of the 1950s and 1960s, especially that culture's relationship to ideas of nature and the environment.

Architecturally, the A-frame was a reaction to earlier, stricter forms of modernist design. Modern style vacation homes had been built during the 1920s and 1930s, most notably in the form of International style beach houses on the east and west coasts. These buildings had flat roofs, ribbon windows, and open interiors with white walls. According to Randl, these vacation homes were "derived from a European industrial and socialist design that had nothing to do with leisure."<sup>28</sup>

By contrast, the A-frame vacation home was a form of "accessible modernism."<sup>29</sup> This new accessible modernism held a very different relationship to nature and the environment. The A-frame was part of a variety of American modern vacation homes that broke with a strict modernist aesthetic, emphasizing instead, "playful informality, dynamic structural concoctions, unconventional roof shapes, open plans, and unusual glazing configurations." The open plans and glazed walls characteristic of the A-frame form were particularly important in the way they merged indoor and outdoor space. These features "suggested a more engaged and salutary relationship with the outdoors."<sup>30</sup> In contrast to earlier log cabin forms that served as a "bulwark against the wilderness," A-frame vacation homes put nature "on display, more of an accoutrement than a threat" (see Figure 3).<sup>31</sup>

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<sup>26</sup> Lary M. Dilsaver, *America's National Park System: The Critical Documents* (Rowman & Littlefield, 2016), 198–209.

<sup>27</sup> Randl, 36, 198.

<sup>28</sup> Randl, 40.

<sup>29</sup> "A-frame," Washington Department of Archaeology and Historic Preservation, n.d.; Randl, *A-frame*, 41.

<sup>30</sup> Randl, 41.

<sup>31</sup> Randl, 41.



Figure 3. Cover to a 1969 vacation home plan book, illustrating the importance of leisure activities to postwar American culture and the central importance of the A-frame vacation home to those activities.<sup>32</sup>

This new relationship to nature, found in the characteristic form of the A-frame vacation home, can also be understood as an element of America's Cold War culture. On the one hand, the U.S. had triumphed over the adversities of the Great Depression and World War II and there was, in general, "a sense that postwar America had earned the right to relaxation."<sup>33</sup> On the other hand, the shadow of the Cold War during the 1950s and 1960s meant that there was also a fear that too much relaxation would make the country soft and vulnerable to attack. The leisure culture that developed around vacation homes like the A-frame counteracted that fear by billing itself as wholesome, family oriented activity. A second family home also meant furnishing it with a second set of furniture, dishes, and linens, so the new leisure culture was also comfortably consumer-oriented. Finally, a second vacation home meant being outdoors and physically active, either in outdoor activities like skiing or hiking or in building the vacation home itself. In this way, the leisure culture that was focused around the vacation home was family and consumer-oriented, while also being individualistic and physically demanding. As such, "vacation homes, including A-frames, were clearly seen as a bulwark against a creeping Communism and a soft citizenry."<sup>34</sup>

<sup>32</sup> *Year 'Round Vacation Home Plans: 50 Exciting Designs to Build* (Master Plan Publications, 1969).

<sup>33</sup> Randl, 34.

<sup>34</sup> Randl, 37–38.

### **(3) Architect-designed A-frames**

The first part of the 1950s saw a select group of architects, most of them centered around San Francisco, introduce the A-frame form to architectural audiences and the American public at large. San Francisco was an important location of early A-frame designs for a number of reasons. First, the area surrounding the city had a vibrant architectural scene, which had developed its own regional style, alternately labeled the Bay Area style, Bay Region Modern, or the Bay Area tradition. This style was a “loosely defined architectural attitude, marked by deference to site, open plans, a reliance on local natural materials, and a clear expression of structure.”<sup>35</sup> Characteristics of the A-frame form like exposed wood and large windows fit within this style, but so too did the attention paid to the building site and the use of local and natural materials. Moreover, the informal lifestyle of Northern California easily translated into the design of vacation homes.<sup>36</sup>

In addition to the architectural scene in San Francisco, Northern California was quickly becoming a postwar vacation destination. Skiing and other outdoor activities around Squaw Valley and Lake Tahoe were becoming increasingly popular as more of the region was accessible to visitors thanks to the development of the area’s ski resorts. The first ski resort, Sugar Bowl, was opened in 1939, and Squaw Valley followed in 1950. By 1966 the Donner-Tahoe region boasted five major ski resorts, making it one of the largest ski regions in the U.S.<sup>37</sup>

This combination of new outdoor recreational opportunities and a vibrant architectural scene made Northern California the opportune place for the birth of the A-frame vacation home as a form. As architectural journals, design magazines, and newspapers began to publicize the early Northern California designs, however, the A-frame form quickly made its way to other regions of the country. These early architect-designed A-frame vacation homes set the precedent for the way later, more affordable and accessible forms were designed, built, marketed, and sold.

Suburban residential subdivisions built in cities and towns during the late 1950s and 1960s also experimented with A-frame models, particularly in neighborhoods that featured Contemporary styles. Joseph Eichler, a prolific subdivision developer in California, strived to provide simple, modern forms for houses to be fabricated through mass production, which became known as the “California Contemporary” style.<sup>38</sup> Architect Claude Oakland provided Eichler with A-frame designs, and architect A. Quincy Jones also created modified A-frame designs for the Hallberg Homes in Portland, Oregon. While these examples featured prominent A-frame roofs, the legs of the A-frame roof often did not extend to the ground. However, architect Frenchie Gratts of the Denver firm Gratts and Warner, who designed a modified A-frame form as one of the models in the Lynwood subdivision in southeast Denver, did extend

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<sup>35</sup> Randl, 48.

<sup>36</sup> Randl, 48.

<sup>37</sup> Wolfgang Lert and Morten Lund, “Bill Klein in Donner Pass,” *Skiing Heritage* 11, no. 2 (June 1999): 23.

<sup>38</sup> The Center of Preservation Research at the University of Colorado Denver, *Krisana Park Pattern Book: Ideas for a Midcentury Modern Neighborhood, Denver, Colorado* (Colorado University Center of Preservation Research, 2017), 10.

the A-frame legs to the ground. Other common elements of the Lynwood A-frame included exposed beams, a prominent exterior chimney, clerestory windows at the gable peak, and the garage and main entrance attached to the A-frame by a breezeway.<sup>39</sup> This example of a modified A-frame included wings on one or both sides to maximize the amount of living space for single-family permanent residences.

While the early architect-designed A-frames called out below were all designed for use as vacation homes, many later architect-designed A-frames were larger single-family homes intended for use as a primary residence.

**(a)      *The Leisure House Design, John Campbell, San Francisco, 1951***

John Campbell's Leisure House was the most publicized of these early A-frame designs. Designed in 1950, the Leisure House was first featured in *Interiors* magazine in 1951 as part of its annual spread, "Interiors to Come." A full-sized model was presented at the 1951 San Francisco Arts Festival. The design was minimalist, featuring inclined planes that enclosed an unpartitioned space beneath. The model lacked doors or windows, and one wall featured a 4-foot gap to make room for a "space mural." Despite its conceptual, minimalist construction, the Leisure Home model was a hit and Campbell started selling plans for the house for 25 dollars. Soon after, Campbell partnered with a local construction company to create a Leisure House kit that included pre-cut timbers, nails, and even a hammer. Ultimately, Campbell's Leisure House was innovative and highly influential not because of its design, but because of its marketing, which would serve as a template for later A-frame kits and prefabricated homes.<sup>40</sup>

**(b)      *The Flender A-frame, Henrik Bull, Stowe, Vermont, 1953***

While architects continued to design A-frame vacation homes in Northern California, the form began to spread throughout the U.S., notably in ski resorts and second home parcels in the West and Southwest, lake resorts and vacation cabins in the Midwest, the mountains of New England, and the beaches of Long Island. In 1953 Henrik Bull designed and built what was likely the first A-frame in the Northeast. Bull and his friend John Flender were avid skiers, and Bull designed the Flender A-frame as a cabin for skiing weekends in Stowe, Vermont. Initially designed as a series of trusses set upon a pier foundation, the pair were unable to get a construction loan because banks viewed the cabin as a temporary structure. A concrete block foundation and basement were added to secure financing. In addition to helping introduce the A-frame to the Northeast, the Flender A-frame is also known for its glazing scheme, which covered the entire gable end.<sup>41</sup>

**(c)      *The Betty Reese House (nonextant), Andrew Geller, Sagaponack, Long Island, 1955***

In 1955 Andrew Geller designed a beach home in the Hamptons for New York business woman Betty Reese. In addition to bringing the A-frame out of the mountains and onto the beach,

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<sup>39</sup> Kathleen Corbett, PhD, Corbett Architectural Historians with Dianna Litvak, Mead & Hunt, Inc., "Survey Report Discover Denver Phase #2, Area 1: Virginia Village," 2017, 14, 32–33.

<sup>40</sup> Randl, 51–53.

<sup>41</sup> Randl, 61, 64, 67.



Geller's most significant innovation was designing a new orientation for the building. Geller moved the home's entrance from the gable end to a side wall/roof. The house was also set parallel to the shoreline, allowing it to echo and blend in with the surrounding sand dunes. Finally, Geller added a series of dormers and porches to the side walls to increase light and airflow for the beach home. In 1957 the Reese home was featured in the *New York Times*. This publicity launched Geller's career in vacation home design and sparked the growth of the A-frame as a popular beach home style.<sup>42</sup>

**(4) Plan books, A-frame kits, and prefabricated A-frames**

John Campbell's success at marketing first the plans and then the kits for his Leisure Home design demonstrated that there was a market for prefabricated A-frames and A-frame kits. The late 1950s and 1960s saw an explosion of growth in this area as leisure culture, a growing print and publishing industry, and new construction technologies combined to publicize A-frames and make their construction as cheap and easy as possible.

**(a) Plan books**

Some of the earliest plan books were published by building industry associations. New, lightweight, inexpensive building materials like plywood, Masonite, and Formica were publicized through plan books that instructed consumers how to use those products to construct their new vacation home. The Douglas Fir Plywood Company was the first to push its products through A-frame plan books in 1958. The Western Wood Products Association soon followed suit in 1960, as did a handful of other building industry associations. At the same time, individual building material companies added their own plan books to the mix. Potlatch Forests was one of the first companies, in 1961, to offer A-frame plans in their *Free-Time Home* plan book. Newspapers and magazines also distributed plans and advertised the plan books of companies and trade associations during this period, helping to spread the A-frame form across the U.S.<sup>43</sup>

**(b) Kits**

A-frame kits became popular in the early 1960s. Large lumber manufacturers sold kits nationwide while smaller lumber dealers, located near popular recreation areas, assembled and sold kits regionally to capitalize on lower shipping costs (see Figure 4). With some variation from dealer to dealer, most kits included lumber that was already cut to size and with bolt holes pre-drilled. Doors, hardware, and even nails and bolts were also often included. Some dealers even included options to add on plumbing and heating kits, septic tanks, and fireplaces to the basic kit. One of the largest manufacturers of A-frame kits was Lindal Cedar Homes, whose innovative use of tongue-and-groove laminated planks in place of trusses helped the company sell 7,000 A-frame kits between 1965 and 1982.<sup>44</sup>

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<sup>42</sup> Randl, 70–71.

<sup>43</sup> Randl, 83, 87–99.

<sup>44</sup> Randl, 102–5.

*Build your*  
**"A-FRAME" Vacation Cottage**  
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...the insulating, weatherproof board



All year around, Homasote panels keep your vacation cottage comfortable and carefree. Roofs and floor are easily covered with 2' x 8" sections that interlock for constant resistance to cold and wind. Roof panels are pre-finished on underside (ceiling needs no other decorating)-- floor is draft-tight, resilient, takes abuse.

**FREE** **A-FRAME PLANS**  
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Woody's Olympia Lbr. & Millwork  
3528 Marine Way, Olympia

PALMER & LEWIS CO., INC.  
No. 4 S. Idaho St., Seattle, Wash. 98134  
Please send FREE Homasote "A-Frame" Vacation Cottage Plans.

NAME: .....  
ADDRESS: .....  
CITY: ..... STATE: .....

OR COMPLETE COUPON  
and SEND IN TODAY

Figure 4. 1965 advertisement from a Seattle and Olympia, Washington, lumber dealers for A-frame plan books featuring the new building material, Homasote.<sup>45</sup>

(c) **Prefabricated A-frames**

Prefabricated A-frames took the convenience of the pre-cut kit to the next level. Most prefabricated A-frames were constructed by linking together a series of structural sandwich panels. These panels were made up of a rectangular frame of 2-by-4-inch boards covered with plywood sheathing. After the panels were linked together, prefabricated gable ends and interior partitions were added to complete the building. In some cases, use of prefabricated panels decreased the cost of on-site labor by as much as 80 percent. This cost savings was particularly

<sup>45</sup> "Build Your 'A-frame' Vacation Cottage with Homasote," *Seattle Times*, September 12, 1965.



attractive to real estate developers looking to build inexpensive vacation villages and resorts. Companies specializing in prefabricated A-frames shipped these buildings across the U.S. Some of the largest of these companies were concentrated in the Northeast and Northwest, but prefabricated A-frames were also shipped to resort areas in the Midwest like Ohio, Pennsylvania, and upstate New York, and resort communities in the Southeast like North Carolina's Outer Banks and Virginia's Holiday Village.<sup>46</sup>

**(5) National typologies**

One of the major draws of the A-frame vacation home, in addition to its affordability and ease of construction, was its customizable nature. Whether a design was customized for a particular site or for the needs of a specific owner, the A-frame vacation home as a form exhibits a wide variety of iterations. Generally speaking, however, A-frame vacation homes exhibit two main typologies: the mountain A-frame and the beach A-frame. Because the A-frame vacation home was intended to meet the needs of a specific site's topography and climate, the primary differences between mountain A-frames and beach A-frames are driven by the geographic differences.

**(a) Mountain A-frame**

Mountain A-frames derive their characteristics from their connections to U.S. ski culture and history. The number of ski resorts in the U.S. expanded rapidly in the decades after World War II, growing by more than 15 percent between 1961 and 1966.<sup>47</sup> The growth in popularity of skiing coincided with the growth in popularity of the A-frame. A-frame buildings even figured prominently in coverage of the 1960 Winter Olympics in Squaw Valley.<sup>48</sup> In all of its iterations, then, the A-frame is most closely associated with skiing and mountain terrain regardless of its location, making the mountain A-frame the dominant type.

The mountain A-frame is characterized by A-shaped trusses, often set at 60 degrees to the base of the building to form an equilateral triangle (see Figure 5). Steeper and more shallow roof pitches are also common, but steeper roofs prevail where heavy snows are prevalent to help alleviate heavy snow loads. The inclined plane of roof/wall runs from ridgeline to foundation. Foundations can be simple piers or more substantial concrete foundations. Dormers, windows, or skylights are often absent from side elevations, to help the building shed snow as well as retain heat and prevent water penetration around skylights. At least one gable end (usually the front facade) features a large glazing pattern, sometimes covering the entire gable. Both gables are generally set back substantially under eaves formed by the roof/walls. A porch of varying size is usually present on the front facade, sometimes elevated to the main living level if a substantial foundation or basement is present.

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<sup>46</sup> Randl, 109–10.

<sup>47</sup> Randl, 113.

<sup>48</sup> Randl, 114.



*Figure 5. This Boulder County A-frame (71 Beaver Creek) represents the characteristics of the mountain type of A-frame vacation home.*

Mountain A-frames have characteristically open interiors. The space adjacent to the front gable and large window is generally open to the rafters. A loft space of one or more bedrooms usually occupies the back portion of the building with kitchen, bath, and service spaces beneath. This open layout led to one of the major drawbacks of the A-frame as a form. The open space was difficult to heat adequately, as heat rose to the open ceiling, making loft areas hot and stuffy and leaving the main living area cold. This problem was exacerbated by the prevalence of characteristic open rafters, which left little room for insulation, and large glazing on the gable end, which leaked heat. Additionally, the mountain type of A-frame generally drew most of its light from the front gable window, making the interior of the A-frame dark.

**(b) Beach A-frame**

As discussed above, Andrew Geller introduced the A-frame to the beach with the Betty Reese House (nonextant) in 1955. Geller's main innovation was to reorient the basic mountain A-frame so the entrance and front facade of the building were moved from the gable end to the side wall. This allowed Geller to "turn" the A-frame parallel to shore, mimicking the shape of sand dunes. This reorientation of the A-frame, however, did not catch on, and the beach type of A-frame usually follows the same orientation as the mountain type.

Indeed, the beach type mirrors the mountain type of A-frame closely, with only small variations often based on location. For example, in areas prone to flooding or high water, beach type A-frames forgo concrete piers and foundations for stilts, often made of either wood or steel. In some instances, the area under the raised building is enclosed as a garage or storage space. Because beach type A-frames generally do not need to worry about snow loads and are often more concerned with sunlight and air circulation, some beach type A-frames exhibit a wider use

of dormers, and skylights or windows on side walls, although mountain types also occasionally include these elements as well. Exteriors appear to also be painted more regularly for beach type A-frames, possibly to dissociate the building from the often-unpainted mountain type. In general, however, the mountain type of A-frame is the dominant type.

## **C. Non-residential applications**

### **(1) Backcountry/park architecture**

#### **(a) Backcountry shelters**

As more remote wilderness areas were made accessible and used by more and more visitors in the postwar era for hiking, skiing, and hunting, a number of outdoor associations, like the Sierra Club, began to build backcountry A-frame buildings to serve as temporary shelter for wilderness visitors. These buildings exhibited the characteristics of the mountain type A-frame but tended to be built from materials at hand in the backcountry instead of from kits or prefabricated material that would have been impractical to transport to a wilderness site.<sup>49</sup>

#### **(b) Park architecture**

After seeing the success of the backcountry A-frame, federal and state agencies began to adopt the A-frame for various park structures starting in the mid-1960s. Many of these buildings served as backcountry shelters, but other larger, more refined A-frames were used as visitor centers and park offices (see Figure 6). At the same time, the U.S. Department of Agriculture (USDA) published plans for A-frame cabins (see Figure 7). The USDA distributed these plans through state extension services.<sup>50</sup> All of these buildings exhibited the dominant mountain type A-frame.



*Figure 6. c.1960 Rocky Arbor State Park office near Wisconsin Dells, Wisconsin.*

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<sup>49</sup> Randl, 155–116.

<sup>50</sup> Randl, 116–17.

**Section 4**  
**A-frame Architecture on a**  
**National Stage**

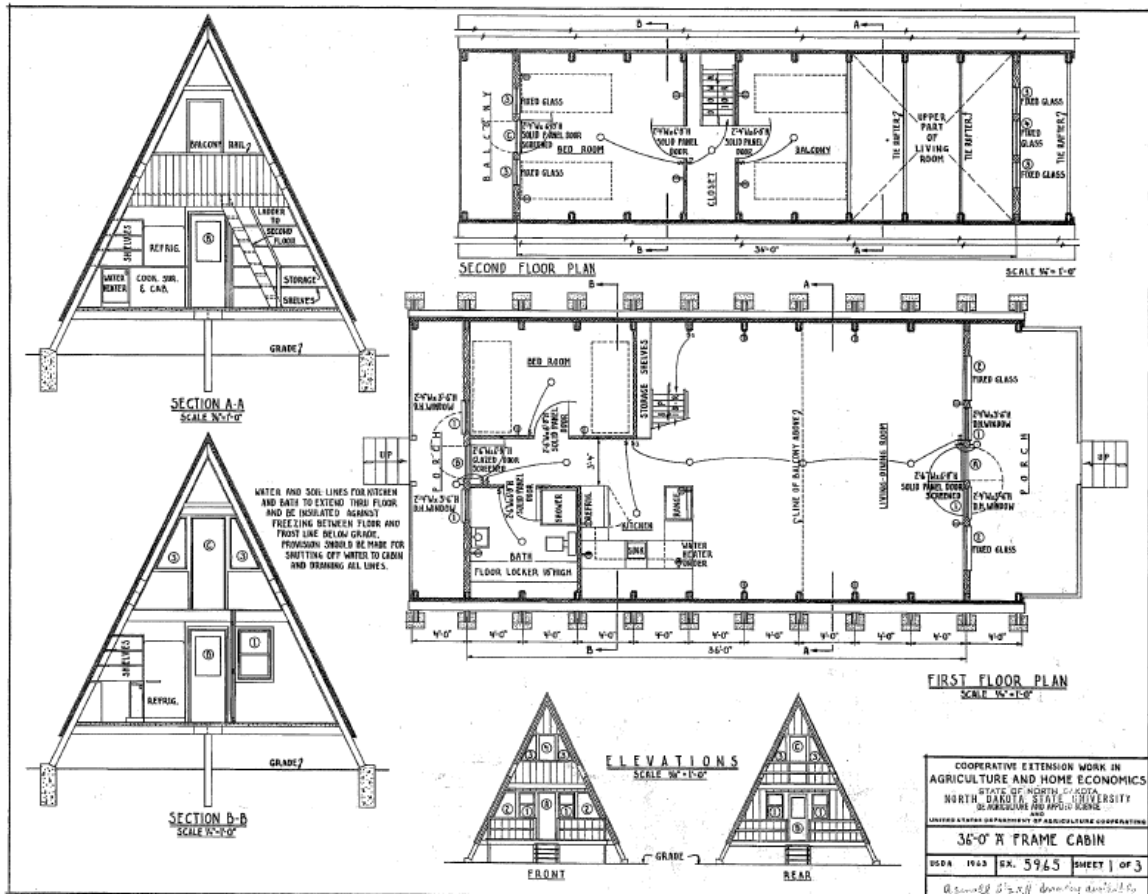


Figure 7. U.S. Department of Agriculture (USDA) A-frame cabin plans distributed through the North Dakota Extension Service, 1963.<sup>51</sup>

**(2) Commercial buildings**

**(a) Ski resort buildings**

*Lodges*

From their very beginning, postwar A-frames were connected to skiing and ski resort areas. This connection was reinforced in 1960, during the Winter Olympics held in the ski resort area of Squaw Valley. The Nevada Visitor's Center and the California Visitor's Center were two, tri-gabled A-frames that sat at the base of the slopes and were featured prominently in media coverage of the event.<sup>52</sup> This connection between skiing and A-frames made the form a popular choice for ski lodges across the country (see Figure 8). In addition to the general association, the steep roof pitch helped to shed heavy snow

<sup>51</sup> Cooperative Extension State of North Dakota, "36'-0" 'A' Frame Cabin," 1963, Building Plans, North Dakota State University Extension, [www.ag.ndsu.edu/extension-aben/buildingplans/housing](http://www.ag.ndsu.edu/extension-aben/buildingplans/housing).

<sup>52</sup> Randl, 113–14.



## Section 4

### A-frame Architecture on a National Stage

loads and large glazing patterns in the gable ends allowed for commanding vistas of ski areas from inside the lodge. These are the same characteristics that made the A-frame a popular form for backcountry shelters and private residences.



*Figure 8. 1962 lodge at Cascade Mountain Ski Resort in Portage, Wisconsin. Note the multiple gables.*

#### *Outbuildings*

The A-frame was also a popular style for various ski resort outbuildings. Machinery sheds, lift operator shacks, and ski patrol shacks are all examples of ski resort outbuildings that utilized the A-frame form (see Figure 9).<sup>53</sup> These buildings would have been easy to build and would have been useful in their ability to shed snow easily.

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<sup>53</sup> Randl, 113.



*Figure 9. c.1962 Snow Patrol shack at Cascade Mountain Ski Resort in Portage, Wisconsin.*

**(b)     Resort hotels and motels**

Prefabricated A-frames and A-frame kits were particularly important for the development of resorts made up of A-frame cabins. Many of these resorts were in ski areas in the West and New England. The proliferation of A-frame kits and prefabricated cabins, however, meant that such villages were found throughout the country. In many cases, such resorts tried to make their A-frame buildings appear more “alpine” or Bavarian by adding gingerbread edges, carved spindles, and diamond-paned casement windows (for examples of such details, see Figures 31 and 84).<sup>54</sup>

A-frame motels were particularly popular in the late 1950s and into the 1960s. Again, these buildings tended to be clustered around ski areas but could also be readily found throughout the country (see Figure 10). A-frame motels were often built in one of two different configurations. The first configuration was the pre-World War II cabin court model, where individual A-frames would be clustered around a central courtyard. The second configuration was the motor lodge, where the A-frame units were connected in a single unit. Although such motels tended to be individual ventures, the major hotel chain Howard Johnson used A-frame buildings in its motel franchise starting in 1958.<sup>55</sup>

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<sup>54</sup> Randl, 114.

<sup>55</sup> Randl, 130.



Figure 10. c.1960 Sky Palm Motel in Orange, California. Photo Courtesy of Orange County Archives.

**(c) Restaurants**

While resorts and motels often sought to capitalize on the connections between the A-frame form and ideas of mountain adventure, leisure, and attaining the good life, restaurants and other business saw the A-frame more useful as a promotional tool. The bold roof line of the A-frame was instantly recognizable, especially from the freeway or a nearby highway. The flat plane of the roof/wall provided space for advertising or served as its own billboard.

Several large chain restaurants latched onto the A-frame for just this reason. In the 1960s the hamburger chain Whataburger and the hotdog chain Der Wienerschnitzel both used A-frames to help advertise their restaurants (see Figure 11). According to the founder of Der Wienerschnitzel, John Galardi, the A-frame building “doubled the exposure of the building. It looked like a billboard lowered onto the street.”<sup>56</sup> By the 1970s municipalities were beginning to design guidelines and zoning restrictions to limit such buildings, which led to the A-frame restaurant decreasing in popularity.<sup>57</sup>

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<sup>56</sup> Randl, 134.

<sup>57</sup> Randl, 130–34.





Figure 11. The 1974 Der Wienerschnitzel hotdog restaurant in Orange County, California, featuring an A-frame roof that doubles as an advertisement.<sup>58</sup>

### **(3) Religious buildings**

As postwar populations boomed and American suburbs expanded, religious communities needed new houses of worship. For Christian denominations, A-frame churches offered quick and inexpensive buildings that provided a modern aesthetic for new suburban populations while connecting them to older religious traditions. As Gretchen Buggeln states in *The Suburban Church: Modernism and Community in Postwar America*, “The initial successful match between the A-frame church and the aspirations of congregations indicates its special correspondence with new postwar religious culture. The A-frame balanced the tensions suburbanites navigated...It met the ‘looks like a church’ criterion while signaling a contemporary spirit.”<sup>59</sup> Buggeln also notes that the form was occasionally used by synagogues.<sup>60</sup>

Congregations began building A-frame religious buildings in the early 1950s, at the same time A-frame vacation homes were quickly gaining popularity. They were built from a variety of materials including wood, steel, concrete, and even prefabricated units. They ranged from small, simple houses of worship to grand, architect-designed buildings. While the steep pitch of the roof mimicked traditional church spires, steeples were often integrated into the building itself or set off as an independent structure. In many cases the A-frame was set on short knee walls with ribbon windows in an effort to provide more

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<sup>58</sup> Werner Weiss, “Der Wienerschnitzel, 105 E. El Camino Real at 1st St., Tustin, Calif.,” 1974, Werner Weiss Collection, Acc#2013.6, Orange County Archives.

<sup>59</sup> Gretchen Buggeln, *The Suburban Church: Modernism and Community in Postwar America* (Minneapolis: University of Minnesota Press, 2015), 86.

<sup>60</sup> Gretchen Buggeln, *The Suburban Church: Modernism and Community in Postwar America* (Minneapolis: University of Minnesota Press, 2015), 85.



usable interior space (see Figure 12). By the mid-1960s the A-frame form began to fall out of favor with congregations. It was largely a victim of its own success and popularity, and was seen as “boring,” “unimaginative,” and “pedestrian.”<sup>61</sup> Starting in the mid-1960s, congregations began to turn to other architectural forms for houses of worship.



*Figure 12. c.1970 A-frame church in Cozad, Nebraska. Note the use of side walls to maximize usable interior space.*

#### **D. National context conclusion**

Triangular, A-frame-like buildings can be traced back to Neolithic societies and historic examples can be found in a variety of cultures throughout the world. Historically, triangular shaped buildings have been popular in large part because they are easy to construct, do not require special materials, and make for strong buildings. These factors helped make the A-frame vacation home popular in the postwar U.S., but so too did the changing social, economic, and architectural trends after World War II. This combination of factors made the A-frame both a popular building form and a cultural icon. Culturally, A-frames represented the “good life” of the postwar era, which a much larger portion of the U.S. population had the time and money to enjoy. The A-frame gained its greatest popularity in the West, where newly opened recreational areas helped to culturally tie the A-frame to mountain landscapes and ski resorts. Economically, A-frames became attractive vacation homes for Americans because they tended to be inexpensive and easy to build. Lumber producers capitalized on this new market by selling kits to eager postwar consumers. In this way, A-frames were an accessible form of modernism—affordable, architecturally stylish, but otherwise unpretentious. This combination of factors meant that the A-frame became a fashionable form for not only vacation homes, but buildings ranging from back-country shacks to large, architect-designed homes and from hotdog stands to churches and synagogues.

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<sup>61</sup> Buggeln, 86, 121-123.

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## **5. Tourism in Boulder County**

Much of Boulder County's early history revolves around mining. The county was crisscrossed with treacherous early wagon roads utilized by miners to bring supplies to the camps and transport the minerals and ores from the mountains. This task was made easier with the introduction of railroads in the county, including the Greeley Salt Lake & Pacific, the Union Pacific Denver & Gulf, the Colorado & Northwestern (known as the Switzerland Trail), and the Denver Boulder & Western.<sup>62</sup> When the Colorado & Northwestern line was not as profitable in transporting ore and gold bricks, the line shifted focus to attracting tourist passengers to the Rocky Mountain scenery. The line was named the Switzerland Trail and transported tourists on daytrips and popular wildflower excursions along Fourmile Canyon. The advent of the automobile, among other factors, provided too much competition for tourist railroads, and eventually the Switzerland Trail line closed.<sup>63</sup>

As mining in the county waned, many of the former mining communities found a future in tourism. However, many communities, like Gold Hill, attracted tourism while mining was still occurring. Gold Hill boasted the popular Miners Hotel (also known as the Wentworth House and later the Gold Hill Inn), which provided accommodations for tourists seeking the beautiful scenery, amenable climate, and the health benefits of the high altitude communities.<sup>64</sup> People had long recognized the benefits of the dry climate and low humidity to aiding in tuberculosis and other respiratory problems. Multiple sanitariums opened in Colorado and Boulder County, where ailing individuals sought treatment. In addition to respiratory benefits, individuals also sought what were believed to be the curative elements found in hot springs. In Boulder County, Eldorado Springs, also known as Moffat Lakes Springs in its early years, was developed into a resort in the early 1900s.<sup>65</sup> The Moffat Lakes Resort Company, which obtained the land where the springs are located in 1904, envisioned a "European type spa" where visitors from Denver and Boulder could visit the springs and associated roller skating pavilions, picnic areas, hotel, and of course the pools, by way of a spur line from the Colorado and Southern Railway.<sup>66</sup>

Non-profit and charitable organizations also recognized the benefits that Boulder and the surrounding county held. The popular Chautauqua, located off Baseline Road in Boulder, opened in 1898 with an auditorium, movie house, and dining hall.<sup>67</sup> The Altura Club, which sought to provide recreation and relaxation to single working women from cities, opened the Blue Bird Cottage in Boulder in 1911. It expanded its offerings in 1921, when the club converted the former Gold Hill Inn to the Blue Bird Lodge.<sup>68</sup>

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<sup>62</sup> Mary Therese Anstey and Adam Thomas, "Fourmile Canyon Historical and Architectural Survey, 2012-2013" (prepared for Boulder County Parks and Open Space, n.d.), 24.

<sup>63</sup> Anstey and Thomas, 24.

<sup>64</sup> Anstey and Thomas, 24-25.

<sup>65</sup> Betty M. Chronic, "Eldorado Springs Resort Historical Context 1904-2004," July 7, 2005.

<sup>66</sup> Chronic, 16-17.

<sup>67</sup> Jennifer Bryant and Carrie Schomig, "Historic Context and Survey of Post World War II Residential Architecture Boulder, Colorado" (prepared for the City of Boulder, Colorado, April 2010), 89.

<sup>68</sup> Anstey and Thomas, "Fourmile Canyon Historical and Architectural Survey, 2012-2013."

The City of Boulder identified the importance of its natural environment and the potential opportunities it held, hiring famed landscape architect Frederick Law Olmsted to develop a planning guide in 1910 for the city. This guide included a network of mountain parks west of the city. The expansive Boulder park network, which included mountain parks beyond the city limits, attracted individuals to recreate and maintain a healthy lifestyle.<sup>69</sup>

The federal government knew the special qualities the Rocky Mountains held, and established Rocky Mountain National Park within Larimer, Grand, and Boulder Counties in 1915. While the park never had direct rail access, train service had stops in communities like Ward and Lyons. From there tourists continued on via alternate means, including wagons and horseback, to Estes Park and the National Park beyond. Tourists later accessed the parks via automobile. Small communities of summer cabins existed along the way, including Ward, Raymond, Peaceful Valley, Riverside, and Allenspark, where vacationers could either stay as their home base or pass through along their journey. Peaceful Valley, which served as a stage stop on the route from Ward to Estes Park, boasted an early resort, while Raymond had a hotel.<sup>70</sup>

In addition to the former mining communities, charitable recreation facilities, and the park system serving as tourism draws, small cabin communities had long been established along the Coal Creek Canyon area including Wondervu, Pinecliffe, Lincoln Hills, and Miramonte. Early tourists sought not only rest and relaxation in the mountains, but also relief from many respiratory illnesses provided by the high altitude. Many of these communities were initially accessed by rail, including the Moffat Road, as well as wagon roads. As the automobile became more available to individuals, vacation developments in outlying areas within the county were established. These vacation homes were not only frequented by out-of-state visitors, but by residents of Denver, Boulder proper, and other Front Range communities. Families would spend weeks or entire seasons in the mountains beyond Boulder, near enough to return to the city for work as needed. However, tourism development, along with many other areas including roads, home construction, and job growth, declined during the Great Depression and the two World Wars.

Tourism numbers were not always tracked, and their exact impact on the economy was, and often still is, difficult to measure. Despite these difficulties, the value of tourism was long recognized. The Chamber of Commerce was established in Boulder in 1905, changing its name shortly thereafter to the Boulder Commercial Association. The group, which was comprised of prominent business owners, partnered to build the Boulderado Hotel.<sup>71</sup> It was also charged with promoting "...the general prosperity of the City of Boulder, to publish and broadcast the pre-eminent advantage and value of climate and water, and general attractiveness of Boulder."<sup>72</sup> Boosters promoted Boulder and the surrounding area's assets on national radio broadcasts and newspapers. The city not only served as a "...popular stopping place and

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<sup>69</sup> Bryant and Schomig, "Historic Context and Survey of Post World War II Residential Architecture Boulder, Colorado," 89-90.

<sup>70</sup> Charles Wendt, "Summer Resorts of Boulder County," *Boulder Daily Camera Focus Magazine*, October 18, 1964.

<sup>71</sup> Steven Schultze, "The Rockies Are an Old Tourist Lure," *Boulder Daily Camera*, January 25, 1976.

<sup>72</sup> "Thousands Attracted to Boulder Each Year," *Boulder Daily Camera Focus Magazine*, August 30, 1964.

'home base' for many summer vacationers," but local residents also took advantage of their surroundings by recreating "...in the vast mountain wonderland in [their] backyard."<sup>73</sup>

Following the trying times and austerity of World War II, recreation and tourism flourished in the country, and Colorado in particular. In 1952 nearly \$254 million was brought into Colorado by the over 3.3 million out-of-state tourists choosing to visit the state.<sup>74</sup> Early tourism in the state was restricted to the wealthy and social elite, who could afford tickets on the long train ride to reach Colorado and the time away to enjoy their mountain getaways. With the rise of the middle class, additional disposable income, and improvements in transportation including accessible air travel, more people were able to afford vacation time and flocked to Colorado's high country and the scenic beauty it offered. Colorado, and particularly Front Range, residents also joined the trend of experiencing the state as a visitor would, seeing new sites and recreating in the mountains west of the population centers.

Out-of-state visitors and residents alike took advantage of the alpine ski and Nordic facilities, which were unique to the mountains of Colorado. In the 1930s the Arlberg Club in Denver began promoting Alpine skiing. In 1940 Winter Park opened just west of the city, and was easily accessed by improved highways into the mountains.<sup>75</sup> The establishment of the Tenth Mountain Division's Camp Hale in Leadville, which served as an arctic training space akin to the terrain the soldiers would find in the Italian Alps, further piqued and encouraged interest in Alpine skiing in the state.

It was not after World War II, however, that "...boosters figured out how to package and promote the high country to a new generation of leisure seekers, and...tourism in the region began to burgeon on a scale that virtually no one, before the war, would have ever thought possible."<sup>76</sup> The State of Colorado Advertising & Publicity Department sent a letter, along with 12 graphic designs, to local papers and radio stations, imploring them "to help make...1952...the biggest ever in volume of tourists," by promoting the state for out-of-state visitors as well as highlighting unknown facts about that state that local residents may not previously have known, noting that success would mean "dollars in the pockets of your people" (see Figures 13 and 14).<sup>77</sup>

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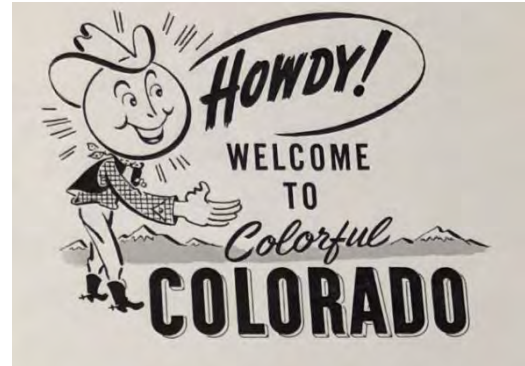
<sup>73</sup> "Invitation to Fun," *Boulder Daily Camera Vacation Edition*, July 2, 1956., 1.

<sup>74</sup> William Philpott, *Vacationland: Tourism and Environment in the Colorado High Country* (Seattle, Wash.: University of Washington Press, 2013), 3.

<sup>75</sup> Philpott, 17.

<sup>76</sup> Philpott, 19.

<sup>77</sup> Lew Cobb, "Letter Requesting Tourism Promotion," n.d., Tourists, Printed Materials, 1936-1969 folder- BHS 328 B219 F01, Boulder Carnegie Library.



Figures 13 and 14. Graphics for reproduction in Colorado tourism promotional materials by the Colorado State Advertising & Publicity Department in 1952.<sup>78</sup>

Residents were advised in a 1953 article in the *Rocky Mountain News* how to interact with visitors. They were to remain courteous and helpful, and to make an effort to be less vague in their directions and assistance. State tourism promoters, including hospitality industry workers, local chambers of commerce, highway associations, and environmental groups, all created a vision of Colorado beyond that of just a picturesque vistas, but also an area of “thrills and tranquility and other mighty emotions,” which could ultimately translate into big money.<sup>79</sup> Boulder County sought this same approach, sending tourism issues of the *Boulder Daily Camera Newspaper* to communities, dignitaries, and advertising agencies across the country in an effort to keep Boulder fresh in their minds. These issues not only highlighted historic and scenic sites across the county and ideal driving routes, but also calmed concerns some may have over mountain driving, stating “don’t let hazy and unfounded fears about high-altitude driving keep you from enjoying the splendors of cloud-capped views and lofty summits.”<sup>80</sup>

Adventure seekers from near and far began to see Colorado as their playground at a greater scale than ever before. Multiple mountain communities saw the potential to market their towns as ski destinations, and “the 1960s and early 1970s brought one new ski development after another: Crested Butte, Indianhead (later Geneva Basin), Lake Eldora, Storm Mountain (later Mount Werner, then Steamboat Ski Resort), Sunlight, Purgatory, Powderhorn, Meadow Mountain, Telluride.”<sup>81</sup> The massive ski resorts of today including Keystone, Copper Mountain, Snowmass, and Vail all opened during this period. During the 1962-1963 ski season, roughly 520,000 visitors took advantage of Colorado’s new and expanding ski resorts, which benefitted from \$10 million in new facility investment that year.<sup>82</sup> Estimates from the Colorado Visitors Bureau from the 1962-1963 ski season calculated that “out-of-state skiers alone spent \$19 million.”<sup>83</sup> It was becoming clear that the ski industry, backed by the newly formed promotional

<sup>78</sup> Colorado State Advertising & Publicity Department, “Free Reproduction Authorized by Colorado State Advertising & Publicity Dept.,” 1952, Tourists, Printed Materials, 1936-1939- BHS 328B219 F01, Boulder Carnegie Library.

<sup>79</sup> Philpott, *Vacationland: Tourism and Environment in the Colorado High Country*.

<sup>80</sup> “Take to Mountains Automobile Club Advises Tourists,” *Boulder Daily Camera Vacation Edition*, July 2, 1956.

<sup>81</sup> Philpott, *Vacationland: Tourism and Environment in the Colorado High Country*.

<sup>82</sup> Willard Haselbush, “Facilities in High Country Expanded for Skiing Fans,” *Denver Post*, September 8, 1963.

<sup>83</sup> Haselbush.



nonprofit group, Ski Country U.S.A., had the potential to provide an economic boom and driving tourism force in the state.

Boulder County benefitted from the state's increased attention on skiing. The previously mentioned Lake Eldora ski area, just outside of Nederland, was the result of backcountry explorations by Gabor Cseh, a skier from Boulder. Cseh amassed some investors, including Bob Beattie, the Colorado University (CU) Boulder and U.S. ski team coach, who created the Lake Eldora Corp (LEC). The company sought permission from the U.S. Forest Service to build an alpine ski facility on 480 acres within Roosevelt National Forest. Improvements began on the mountain in the early 1960s. By 1963 the Lake Eldora ski area boasted a \$2 million "base lodge and two T-bars," as well as two additional lifts. Amenities were added to the lodge that year that brought an additional "4,000 square feet to dining and lounging areas, making them large enough for family groups, clubs and student groups."<sup>84</sup> At the same time, improvements were made to widen the 3-mile road from Nederland to the resort, improving accessibility. Another T-bar was added in 1965 before LEC sold to Tell Ertl, which installed a snowmaking system in 1967.<sup>85</sup> Tell Ertl also added another chairlift and lights to allow for night skiing. The amenities added to the resort, along with "its proximity to Denver—a 70-minute drive over all-weather roads...introduced half-day skiing to the midweek schedules of the fast growing ski population."<sup>86</sup> Tell Ertl planned to build a hotel on the property, however, this plan never came to fruition as Boulder County, which had a "reputation for its efforts to protect scenic beauty and guide growth," denied the request.<sup>87</sup> The County also denied requests by subsequent owners to establish home sites at the ski resort.<sup>88</sup> Because of the limited growth and lodging nearby, the resort has remained a family favorite for Boulder and Front Range families, looking to get in a day on the slopes while avoiding the Interstate Highway 70 ski traffic. The growth restrictions at the resort itself also meant that individuals interested in staying near the ski hill had to look to the areas beyond Lake Eldora itself, where they could construct their own mountain home, quite possibly even their own A-frame.

Tourism in Colorado and the high country continued to grow beyond the immediate postwar era. Tourism numbers spiked in 1971, when a whopping 8.41 million visitors came to Colorado. The gas shortage in 1972 and 1973, when long road trips seemed out of the question and families stayed closer to home, negatively impacted tourism in the state. The numbers, however, quickly rebounded. In 1975 a total of 3,643,189 individuals visited "Colorado's national parks, monuments, recreation areas, historic sites and state museums, from Jan. 1 to July 30," representing an increase of 14.8 percent over the prior year for that same period.<sup>89</sup> Perhaps in response to some of the dips in tourism revenue that Colorado experienced in the early 1970s, the Colorado Tourism Council, a non-profit, statewide organization of

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<sup>84</sup> "Lake Eldora Resort Ski Area in Boulder County Expanding," *Denver Post*, August 18, 1963.

<sup>85</sup> "Eldora Mountain, Colorado, History | International Skiing History Association," accessed December 7, 2017, <https://www.skiinghistory.org/history/eldora-mountain-colorado-history>.

<sup>86</sup> "Lake Eldora Resort Ski Area in Boulder County Expanding."

<sup>87</sup> Philpott, *Vacationland: Tourism and Environment in the Colorado High Country*, 265.

<sup>88</sup> "Eldora Mountain, Colorado, History | International Skiing History Association."

<sup>89</sup> "Tourism in Colo. Up 15%," n.d., Tourists, Printed Materials, 1970-1979, BHS 328 B219 F02, Boulder Carnegie Library Newspaper Clippings.

tourism industry-related businesses, was created. According to the Colorado Tourism Council, tourism revenues more than doubled in the United States between 1960 and 1970.<sup>90</sup> National projections indicated that the “trend of increasing personal income and greater leisure,” which was viewed as “a necessary form of therapeutic surcease from the tensions and pressures of modern life” was to continue through the 1970s.<sup>91</sup> The Colorado Tourism Council wanted to make sure that Colorado received “its fair share of this increase since so many of the residents and towns are dependent upon tourism for their livelihood,” and as a result began publishing a series of papers that highlighted tourism data in the state in an effort to increase the amount the state spent promoting tourism in Colorado.<sup>92</sup> It was estimated that in 1976, some 50,000 jobs in Colorado were directly tied to tourism, while the roughly nine million visitors to the state generated some “...\$49,000,000 in State Tax cash flow, and \$710,200,000 in direct sales.”<sup>93</sup> During the 1970s Boulder specifically did not track tourism numbers, however, it was estimated at the time that at least a third of Boulder’s tourist trade came from conferences and institutes offered by CU.<sup>94</sup>

Boulder and the surrounding areas have continued to be a tourism draw, touting much of the same natural attractions that early tourists also sought. In addition, the growth of CU Boulder has added to the number of attractions in the area. In 2013 it was estimated that just in the city of Boulder, tourism generated a total economic impact of nearly \$420 million.<sup>95</sup> Most of the visitors were overnight visitors, whether staying in commercial lodging options or with friends, with approximately 36 percent of all visitors just coming for the day to experience some of the features in Boulder. This study in 2013 of just the economic impacts of tourism in Boulder shows the important role tourism continues to play in Boulder and Boulder County today.

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<sup>90</sup> Colorado Tourism Council, “Tourism White Papers, Number 2,” August 9, 1976, Tourists, Printed Materials, 1970-1979, BHS 328 B219 F02, Boulder Carnegie Library.

<sup>91</sup> Colorado Tourism Council, “Tourism White Papers, Number 4,” September 10, 1976, Tourists, Printed Materials, 1970-1979, BHS 328 B219 F02, Boulder Carnegie Library; Colorado Tourism Council, “Tourism White Papers, Number 1,” August 1, 1976, Tourists, Printed Materials, 1970-1979, BHS 328 B219 F02, Boulder Carnegie Library.

<sup>92</sup> Colorado Tourism Council, “Tourism White Papers, Number 4.”

<sup>93</sup> Colorado Tourism Council, “Tourism White Papers, Number 2”; Colorado Tourism Council, “Tourism White Papers, Number 1”; Schultze, “The Rockies Are an Old Tourist Lure.”

<sup>94</sup> Schultze, “The Rockies Are an Old Tourist Lure.”

<sup>95</sup> RRC Associates, Inc., “Boulder Convention and Visitors Bureau 2013 Economic Impact of Tourism” (prepared for Boulder Convention and Visitors Bureau, March 2014).

## 6. Post-World War II Boulder County

World War II was responsible for an unprecedented amount of growth in Front Range Area, Boulder County. A high federal presence brought steady, good paying jobs to the area during the war, and many people chose to stay after its conclusion. They were attracted by the federal agencies and offices that made the Front Range area their permanent home, the growing economy, and the amenable climate and lifestyle that proximity to the mountains afforded. During that same period CU Boulder grew, as did various private and public research institutions. During the war approximately 6,000 students learned Japanese at CU Boulder, when the Navy transferred its language program from the University of California Berkeley to CU Boulder. Returning soldiers took advantage of the educational stipends offered by the GI Bill by enrolling in colleges and universities across the country, and CU Boulder was no exception. The university also expanded its research offerings during the postwar period, creating the Upper Atmosphere Lab (UAL) for space exploration in 1948, incorporating the Institute of Arctic and Alpine Research (INSTAAR) into the university in 1951, and founding the Joint Institute for Laboratory Astrophysics (JILA) in 1962. Numerous other research entities were also added during the postwar period, including the Institute for Behavioral Science (IBS) in 1957 and both the Institute for Behavioral Genetics (IBG) and the Cooperative Institute for Research in Environmental Sciences (CIRES) in 1967, the latter of which was created so academic and governmental researchers from the National Oceanic and Atmospheric Administration (NOAA) could work together.<sup>96</sup> The research entities not only attracted additional students to the Boulder area, but also enticed connected industries with their associated jobs.

In 1954 the National Bureau of Standards (NBS) opened a new radio building in Boulder, purposefully selecting the location because of the few surrounding radio transmissions and proximity to a university. The Central Radio Propagation Laboratory (CRPL), as the facility was named, employed 450 people, who relocated from Washington, D.C. to Boulder. This number only grew. NBS employees and their families constituted 3,325 people of the Boulder population by 1960, making it the third largest employer in the city. Another government agency chose the area near Boulder as its base when the Rocky Flats Nuclear Weapons Factory opened south of Boulder in 1952. Non-governmental companies were also attracted to the area because of both the proximity to the university and the high government presence. Ball Brothers Research Corporation and Beech Aircraft both chose Boulder for offices that opened in the 1950s. When Ball Brothers opened in 1955, it became "Boulder's largest employer outside of the University, with over 3,000 employees on the payroll."<sup>97</sup> In 1967 the National Center for Atmospheric Research (NCAR) opened on Table Mesa, and nine years later IBM built a plant for the System-360 computer along Diagonal Highway north of Boulder, employing 4,200 individuals.

Boulder and its burgeoning economy was easily accessed by the Boulder Turnpike, which opened in January 1952. For 25 cents commuters could travel the newly constructed toll road, meaning they could more easily live in one of the many newly established residential subdivisions in Boulder, Broomfield, Louisville, and other Boulder County communities and work in Denver and the surrounding area, and vice-versa. The ridership of the new road surpassed expectations. It was originally expected that 2,500

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<sup>96</sup> Bryant and Schomig, "Historic Context and Survey of Post World War II Residential Architecture Boulder, Colorado."

<sup>97</sup> Bryant and Schomig, 95.

## Section 6

### Post-World War II Boulder County

cars would drive on the road; however, ridership quickly reached 7,000 cars, and “by 1966 13,774 vehicles were driving on the toll road per day.”<sup>98</sup> With the ridership far surpassing expectations, the \$6.3 million worth of bonds needed to build the road, along with the \$2.3 million in interest, were paid off 15 years ahead of schedule, in 1966.<sup>99</sup> Individuals from Denver and the Front Range communities could quickly and easily access all the amenities Boulder and its mountains to the west had to offer.

Boulderites and Front Range residents were no exception to the national trend experienced in the postwar era of increased leisure time and an effort to fill that time not only with relaxation but with learning new skills via do-it-yourself projects. It was becoming more and more common in the postwar era for American families to not only have their suburban ranch close to work, schools, and amenities, but also a second home, or vacation home, where they could relax and spend time together as a family. The combination of national trends, the proximity and easy access to high population centers with disposable income and time, forward thinking intellectuals, and of course the beautiful mountain setting made 1960s Boulder County the perfect location to embrace the latest trend in architecture: the A-frame.

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<sup>98</sup> Bryant and Schomig, 91.

<sup>99</sup> Bryant and Schomig, 91.

## 7. A-frame Architecture in Boulder County

### A. Church examples

While the vast majority of A-frame examples in Boulder County are residential, a few non-residential examples that utilize the distinctive form exist or were once standing in the county but have since been demolished. A vast majority of the non-residential examples found while conducting research were located within the Boulder city limits. In Boulder several churches, including the Mountain View Methodist Church at 355 Ponca Place (1960, see Figure 15), which was designed by J.W. Noacker, and the Methodist Student Center at 1290 Folsom Street (1965), by famed Boulder architect Hobart D. Wagener, use the form, with its high peak, to inspire patrons to look upwards toward the heavens.<sup>100</sup> Another example is located in Nederland, at the Calvary Chapel Nederland (see Figure 16). This building, located at 275 Highway 72, appears to be a Delta Vacation Home pre-fabricated residential A-frame that was later converted to commercial use and then to a church.<sup>101</sup>



Figure 15. Mountain View Methodist Church.<sup>102</sup>

<sup>100</sup> "Mountain View Methodist Church Begins Services in New Building," *Boulder Daily Camera*, January 1960.

<sup>101</sup> "Welcome to Calvary Chapel Nederland," accessed November 23, 2017, <http://calvarychapelneland.org/history.html>.

<sup>102</sup> "Property Search," accessed December 1, 2017, <http://maps.boco.solutions/propertysearch/>.





Figure 16. The Calvary Chapel Nederland appears to be a Delta A-frame on the left portion on the building, with multiple additions to the right.<sup>103</sup>

## B. Commercial examples

In the commercial context, the A-frame form was applied to everything from car dealerships to fast food restaurants. Again, a majority of these examples were located within Boulder's city limits. Arnold's Auto Mart on 28<sup>th</sup> Street beckoned patrons to "look for the little red A-frame" (see Figure 17).<sup>104</sup> Golden Point utilized an A-frame topped with a tall golden spire to attract diners to try their hamburgers and sandwiches when they opened in 1960 (see Figure 18).<sup>105</sup> Like others across the country, including the International House of Pancakes chain, which opened a location in Boulder in 1966 (see Figure 19), Boulder businessmen knew that the A-frame stood out, and employed the form as a way to get a leg up on the competition. The A-frame was used as an orienting feature in the cityscape and lent itself to commercial businesses as a way to stand out from competitors. Unfortunately, there are no known extant commercial examples in Boulder County.

<sup>103</sup> "Welcome to Calvary Chapel Nederland."

<sup>104</sup> "Leasing Co. Has Ordered Liquidation of 30 Cars" from Boulder Daily Camera, January 3, 1964 page 13. Arnold's Auto Mart.

<sup>105</sup> "Grand Opening," *Boulder Daily Camera*, May 12, 1960.

**LEASING CO. HAS  
ORDERED  
LIQUIDATION  
OF 30 CARS**

These cars are to be sold publicly at near wholesale prices. This is your chance of a lifetime to buy a late model car and sell your old car yourself or keep it for a second car.

- Financing to suit your budget.
- Most cars are still under factory guarantee.
- Cars are to be sold by January 8th.
- You can practically name your own price.
- Trades will be accepted.
- Cars are mostly 1961, 1962, 1963 & a few 1964 models

**SALE IS BEING HELD  
AT**

OPEN  
Mon. & Fri. Eves.

**Arnold's  
AUTO MART**

"Between Walnut & Canyon  
Blvd. on 28th Street By-Pass"

**442-8854**

**Arnold's  
AUTO MART**

**AUTO  
MART**

LOOK FOR THE LITTLE  
RED A-FRAME ON 28TH  
STREET.

Figure 17. Arnold's Auto Mart (nonextant) advertisement, January 3, 1964.<sup>106</sup>

<sup>106</sup> "Leasing Co. Has Ordered Liquidation of 30 Cars," *Boulder Daily Camera*, January 3, 1964.



Figure 18. Advertisement for the grand opening of The Golden Point (nonextant), May 12, 1906.<sup>107</sup>

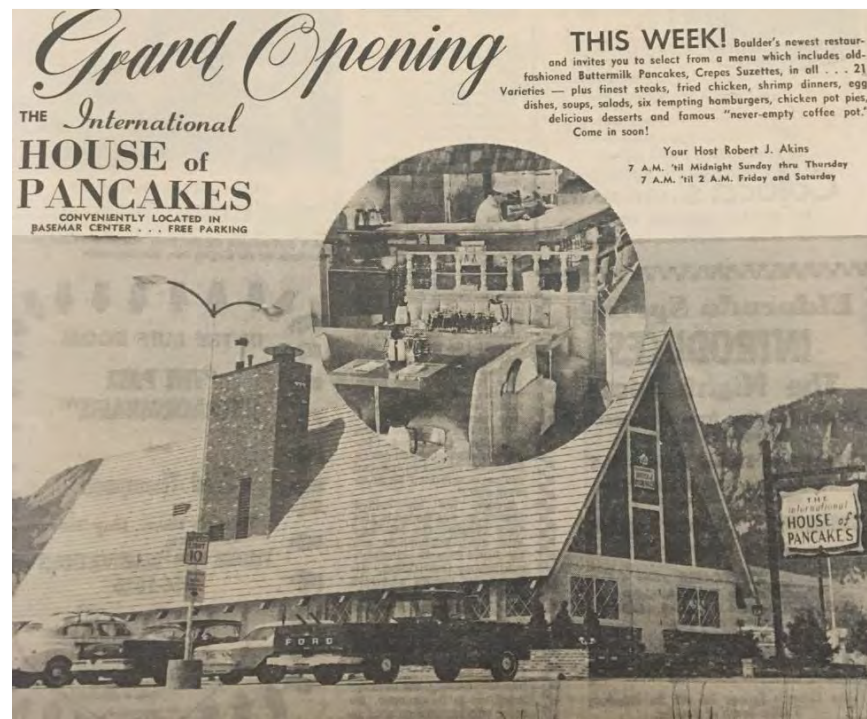


Figure 19. Advertisement for the grand opening of The International House of Pancakes (nonextant), May 22, 1966.<sup>108</sup>

<sup>107</sup> "Grand Opening."

<sup>108</sup> "Grand Opening, The International House of Pancakes," *Boulder Daily Camera Focus Magazine*, May 22, 1966.

### **C. Residential A-frame architecture**

Boulder was viewed as an avant-garde city in terms of its acceptance of modern architectural styles. Drawn to the community by the quality of living, educational opportunities, and its reputation as an open-minded “intellectual and artistic gathering place,” architects in Boulder during the postwar era were heralded for their “individuality and creative genius.”<sup>109</sup> For a city of its size, Boulder was home to large number of “sophisticated and cutting-edge” architects, reflective not only of the fact that CU Boulder had an architecture school, but also of the number of intellectual patrons willing to commission new and exciting designs not only for their businesses, but more often than not, for their private residences.<sup>110</sup> Many clients were individuals of financial means, and open and excited to try new ideas.<sup>111</sup> Boulderites were welcoming of a variety of mid-century modern architectural styles and types, and the A-frame was no exception.

The oldest extant examples of A-frame architecture in the county were constructed in 1960 and are located at 73 Lab Road, 4246 Lee Hill (which has been heavily modified), and 1706 Old Townsite Road. Examples from 1961 show architects taking an early stab at the unique form, including 1412 Sunshine Canyon Road by architect Richard Brown and 2935 3<sup>rd</sup> Street by John Thacker. Architects found the A-frame type to be well suited for the rugged terrain west of Boulder because of the form’s versatility and ability to nestle within hillsides (see Figure 20). In speaking of his design for the Laybourn house at 2935 3<sup>rd</sup> Street, architect John Thacker relayed how he “used the ingredients already there—the very steep lot, the exceptional view...” in order to come up with the soaring elevated A-frame design employed on the house on the western edge of Boulder’s city limits.<sup>112</sup> Architects practicing in Boulder at the time also wished to emphasize the assets available in the setting, including the ample year-round sunshine, the proximity of the mountains, and, obviously, the views. The A-frame form, which often included an entire wall of windows, clearly addressed those desires.

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<sup>109</sup> Ellen Bull, “Boulder’s Cliff-Hanging Houses,” *Denver Post Contemporary Magazine*, May 10, 1964. 16.

<sup>110</sup> Michael Paglia, Leonard Segal, and Diane Wray, “Modern Architectural Structures in Boulder: 1947-1977,” Context and Survey Report (Prepared for the City of Boulder Planning Department and the Boulder Landmarks Preservation Advisory Board, June 1, 2000). 10.

<sup>111</sup> Bull, “Boulder’s Cliff-Hanging Houses.” 22.

<sup>112</sup> Ellen Bull, “Soaring Roof Marks E.P. Laybourn Home,” *Boulder Daily Camera*, June 17, 1961. 8





*Figure 20. 71 Stinky Gulch Road, Nederland, showing how the A-frame home nestles into the topography. This A-frame is not yet attributed to an architect or kit supplier.<sup>113</sup>*

Furthermore, the A-frame was well suited to Boulder County's constantly changing and often extreme weather. As noted in a 1964 article highlighting some of the unique architecture on the cliffs west of Boulder, sunlight and hail often damaged traditionally employed painted wood siding.<sup>114</sup> The A-frame, with its two expansive planes covered in roofing material, limited the amount of painted siding subject to these stresses. In addition, the steep pitch of the A-frame roof sloughed the heavy snows, a feature that is particularly helpful in residences that were often used as second/vacation homes and not occupied or easily maintained during the winter months. Boulder architects practicing during the 1960s and 1970s were acutely aware of the unique setting and climate challenges of the area. As local architectural writer Ellen Bull noted, architects working in the Boulder area at the time developed "a building not quite like any other anywhere. The very difficulties he faces stimulate his imagination and ingenuity."<sup>115</sup> Several architects felt the A-frame fit the bill to address the needs of their clients while creating a design adequately suited to its setting.

#### **D. A-frame architects in Boulder County**

Several known architects designed A-frame residences in Boulder County in the 1960s and 1970s. Most of the architects, however, were not known for their residential designs, but rather their commercial, governmental, and religious works. Their foray into A-frames appear to be rare examples of the architects experimenting with and utilizing the distinctive form.

Richard Brown, who eventually was a partner in the firm Brown Brokaw and Bowen, attended CU Boulder. His firm was largely known for its recreation center and school designs; however, Brown had an

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<sup>113</sup> "Property Search," accessed December 1, 2017, <http://maps.boco.solutions/propertysearch/>.

<sup>114</sup> Bull, "Boulder's Cliff-Hanging Houses," 20.

<sup>115</sup> Bull.



interest in modern home design.<sup>116</sup> This interest was manifest in the two known A-frame homes he designed in Sunshine Canyon, including one at 880 Sunshine Canyon (see Figure 63), which has been altered so that it is no longer an A-frame, and 1412 Sunshine Canyon (see Figure 21). The current integrity level of 1412 Sunshine Canyon is unknown. It appears Brown designed and built 1412 Sunshine Canyon for his own family.



*Figure 21. 1412 Sunshine Canyon Drive, as featured in the Denver Post in 1964.<sup>117</sup>*

Famed Boulder architect Hobart D. Wagener built the unique A-frame as the Methodist Student Center at 1290 Folsom Street in 1965 (see Figures 22 and 23), as was previously discussed on page 39. Wagener was a product of the University of Michigan School of Architecture, and following service in the Navy during World War II and a brief period working in New York and Portland, Oregon, he and his wife settled in Boulder in 1950. Wagener worked with James Hunter in Boulder before establishing his own firm. While Wagener designed multiple residential properties, there are no known residential A-frame

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<sup>116</sup> "Brown Brokaw Bowen | AspenModern," accessed November 17, 2017, <http://www.aspenmod.com/architects/brown-brokaw-bowen/>; Bull, "Boulder's Cliff-Hanging Houses."

<sup>117</sup> Bull.

examples attributed to him in Boulder County. His portfolio includes “over 200 public and private buildings including St. John’s Episcopal Chapel, First Methodist Sanctuary, Fairview High School, Presbyterian Manor Apartments, Fruehauf Garden Center [and]...the First National Bank,” as well as CU Boulder Kittredge Dormitories and Williams Village.<sup>118</sup>

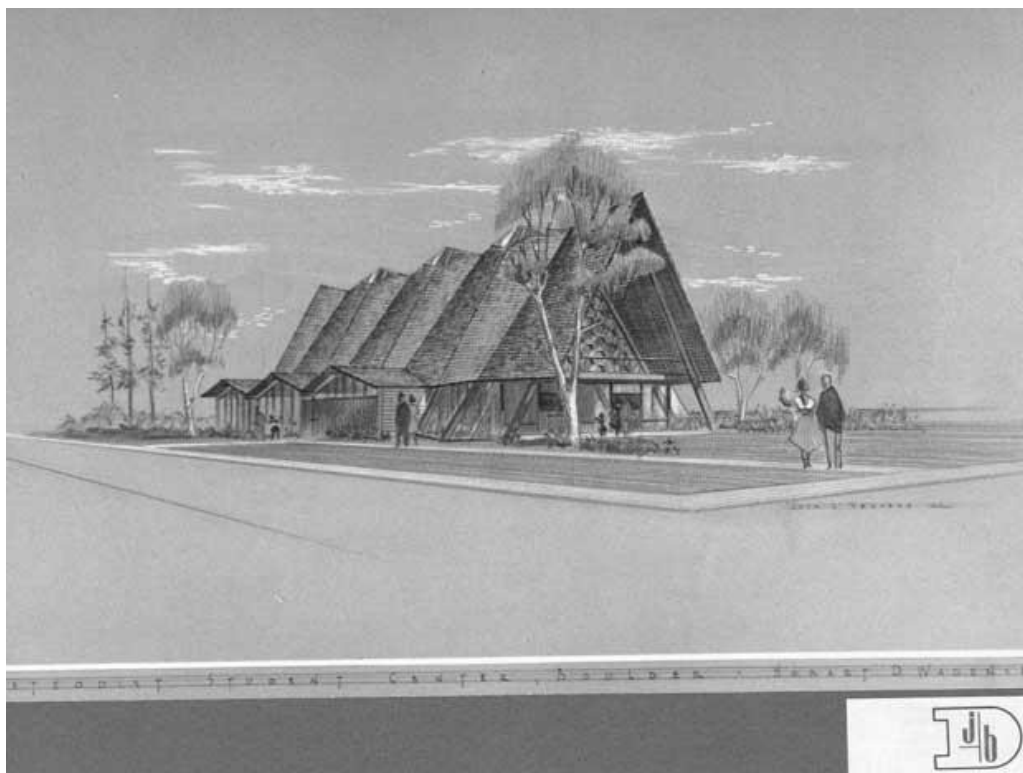


Figure 22. Drawing by Jack L. Beavers of Methodist Student Center, designed by Hobart D. Wagener, 1290 Folsom Street.<sup>119</sup>

<sup>118</sup> “Hobart D. Wagener’s Obituary on Denver Post,” Denver Post, accessed November 23, 2017, <http://www.legacy.com/obituaries/denverpost/obituary.aspx?n=hobart-d-wagener&pid=15374827>.

<sup>119</sup> Jack Beavers, *Methodist Student Center*, n.d., n.d., Virtual Photograph Collection, Jackson Beavers Design drawings, Call #999-17-5 Photo, Boulder Carnegie Library.



Figure 23. The north side of Methodist Student Center, 1290 Folsom Street.<sup>120</sup>

Another prominent A-frame in Boulder County was constructed by popular Boulder architect Wallace “Wally” Palmer. Like Brown, Palmer was a graduate of CU Boulder and did not specialize in residential designs. He is most known for his commercial and office designs. Palmer worked for Wagener prior to starting his own firm with Jack Bishop and later Jim Copeland. His only known foray into the A-frame residential style in Boulder County was a striking building with a jointed roof that failed to form a complete peak at the top, constructed at 594 Wild Horse in 1965 (see Figures 61 and 62). The building was recently so heavily modified that no indication of the former A-frame shape remains.

The Horizon Building Company, which designed many unique homes in the hills to the west of Boulder, particularly within the West Highland Park subdivision, was responsible for designing and building at least six known A-frame type homes from 1965-1967 within the aforementioned subdivision. The Boulder based company “gained a region-wide reputation for its architectural concepts.” The company was regarded as cutting edge and “radical” in the region, when it introduced a luxury, all-concrete home “with pre-stressed, pre-cast concrete twin-T post and slab construction” in 1967, a method previously limited to high-rise buildings.<sup>121</sup> Many of the company’s A-frame home designs were built as permanent residences, rather than the small mountain vacation home typical of most of the A-frames seen across the county. Their A-frame designs strayed beyond just the typical triangular form, integrating clipped and gambrel forms as well as unique angles that allowed homes to nestle neatly into the mountainous terrain on the western edge of the city. Unfortunately, many of the Horizon Building Company A-frame homes have been demolished or heavily modified in the recent years. The remaining Horizon Building Company homes with A-frame elements all appear to have alterations so most no longer stand as good representatives of a pure A-frame design.

<sup>120</sup> theDenverEye, “Methodist Student Center,” theDenverEye, March 30, 2018, <http://www.thedenvereye.com/methodist-student-center/>.

<sup>121</sup> “New Concrete Home a ‘First,’” *Denver Post*, October 2, 1967.

Other architects known to have designed A-frames in Boulder County include John Thacker, who designed an imposing residential example at 2935 3<sup>rd</sup> Street, and J.W. Noacker, who was responsible for the Mountain View Methodist church at 355 Ponca Place (as previously discussed on page 39). It is likely that other architect-designed examples exist; however, they are not known or yet attributed.

While there are a handful of A-frames in Boulder County known to have been designed by architects, many others were the product of local builders and contractors. Multiple individuals are listed on A-frame building permits and completed one or two residential A-frames in Boulder County; however, it is often difficult to distinguish if the name is that of an architect, builder, or contractor. Two A-frame houses are attributed to Richard Paquette and R.J. Affolter each, while Mountain Home Construction on Magnolia Road also built at least two homes. Daniel Roy and Gerald Goins together owned and constructed four A-frame houses in the Walker Ranch area. While their four A-frames are located near each other, there is no evidence that the two undertook a large development effort, or utilized the same design for their four A-frames. Several examples of A-frames in the county have been attributed to specific architects and/or contractors; however, the majority appear to have been small, secondary vacation homes and the product of do-it-yourself plans, kits, or prefabricated houses.

### **E. Local kit/prefab providers**

As the 1960s progressed, the A-frame type became more mainstream. The simple form was not just employed by architects. In keeping with the national trend, do-it-yourself kits were advertised in the local papers and prefabricated models were available for purchase. The *Boulder Daily Camera* noted that second home ownership did not have to be cost prohibitive, as simple cabins could be constructed for as little as \$2,000.<sup>122</sup> Costs could be further trimmed by building vacation homes in phases, cutting out the need to wait for a large down payment or upfront investment. Additional finishes could be completed later, so enjoyment of the second home could be accelerated.<sup>123</sup> Kits were advertised as easily altered with subsequent additions, but assembled immediately for “great promise for early enjoyment.”<sup>124</sup> A-frames soon became a common form in Boulder County for the increasingly ubiquitous mountain vacation cabin.

There were many providers of A-frame plans on a national level, and individuals need only write to one of the many that advertised in places like *Popular Mechanics*, *House Beautiful*, *Woman’s Day*, and *Mechanix Illustrated*. *Sunset* magazine, a leading Western lifestyle publication, often featured A-frame designs and included an advertisement by RED-E-CUT LOGS of Oakland, California, for A-frame plans for \$1 in its shopping section (see Figure 24).<sup>125</sup> Several franchises of kit and prefabricated distributors were located in the Denver metropolitan area, including a known franchise of Leisure House, the A-frame design made popular by John Campbell, and Lindal Cedar Homes.

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<sup>122</sup> “Two Home Trend for Families Is Increasing,” *Boulder Daily Camera*, January 30, 1960, 15.

<sup>123</sup> “New Concrete Home a ‘First,’” *Denver Post*, October 2, 1967, 8.

<sup>124</sup> “Sound Investment in Leisure Family Living,” *Boulder Daily Camera*, June 15, 1961, 13.

<sup>125</sup> “A’ Frame,” *Sunset*, June 1963, 247.





Figure 24. Red-E-Cut Logs A-frame advertisement in *Sunset* magazine, June 1963.<sup>126</sup>

Many national lumber companies were affiliated with local stores and businesses through which they sold their A-frame plans and kits. Bestway Building Centers was a division of Boise Cascade Company and had a location at 29<sup>th</sup> and Walnut in Boulder. The one-stop building supply store, akin to the Home Depots and Lowes of today, prominently advertised an A-frame named “The Birches,” which featured two stories and 650 square feet. The interior of the house, which cost \$3,112, could be customized to accommodate two or three bedrooms depending on the needs of the family. In keeping with the popular trends of the time valuing plenty of outdoor space, The Birches prominently featured a large deck, and the model was described as fitting “nicely into any mountain background.”<sup>127</sup> The prefabricated kit, which was heralded as easy to assemble, could quickly, easily, and affordably fit the mountain setting and terrain, a notion the *Denver Post* described as one of the unique challenges Boulder architects faced head-on. The Birches and other prefabricated A-frame kits allowed individuals to achieve similar results faster and more economically. Bestway Building Center allowed customers to begin construction and enjoyment of their second mountain home with only 10 percent down and five years to complete payments, a much more affordable and faster option for many than commissioning an architect for unique plans (see Figure 25).

<sup>126</sup> “Red-E-Cut-Logs ‘A’ Frame,” *Sunset*, June 1963.

<sup>127</sup> “Sound Investment in Leisure Family Living,” 13.



**SOUND INVESTMENT  
IN LEISURE FAMILY LIVING**

A SECOND HOME IN THE PINES IS A ...

VACATION CABIN HUNTING LODGE SECOND HOME RENTAL PROPERTY

Bestway has a cabin plan designed just for you ... just for your budget and just for the wilderness site you have in mind. These low-cost, easily assembled cabins are the answer to an ever-increasing demand by families for leisure-time housing. Each design has great promise for later additions. Each has great promise for early enjoyment.



**THE "WEEKENDER"**  
Here's a compact 12' x 14' cabin that you can put up in "No Time." Like all the others, it's pre-cut and ready to put up. With panels have windows installed — roof trusses made — floor joists pre-cut and fitted to base site. All materials needed to close it in are furnished.  
ONLY \$597.00

**THE "VACATIONEER"**  
It's the same cabin as the "Weekender," but four feet longer (12' x 20'). In either model you may finish the interior yourself or it can be completed for you at extra cost. Both cabins can be reached by 2 or 3 men in one weekend with materials in the package.  
LOOK! \$790

**THE "HIDEAWAY"**  
Here's a real "Bestway Budget Cottage!" A big 20' x 22' for plenty of space. The package includes wall panels with bottoms and six windows, roof trusses and sheathing, floor sheathing, one door, 10-ft. ceramic tile roofing and hardware and nails. All pre-cut — just put it up!  
A BIRD! \$1260

**PRECISION FABRICATED FOR EASY ASSEMBLY .... DO IT YOURSELF !!**

**The "CEDARS"**  
COMPACT — FLEXIBLE  
The "Cedars" — a low-cost cabin that affords you the opportunity of getting into your "second home" this spring. A big 560 square feet, plus front deck. It comes all pre-cut, with roof trusses and ready for assembly.  
TERMS \$1895\* \$35.32 Mo.



**The "PINES"**  
FOR SPACIOUSNESS  
Here's a break from the conventional. Two units assembled by dock offered maximum privacy ... gives 816 square feet of useful area!  
ONLY \$2470\*



**ONLY 10% DOWN! UP TO 5 YEARS TO PAY! ENJOY IT NOW!**

**Bestway Cabin Specifications:**  
• Detailed blueprints for quick assembly.  
• Kit-built blueprints for framing.  
• Pre-built panels, trusses and A-frame.  
• Available complete or as shell structure.  
• Options: wiring, plumbing, kitchen, fireplace, etc.

**"THE BIRCHES"**  
... 2 LEVELS!!  
Dormer "A-frame" gives you 640 square feet of ground level plus plenty of space for 2 or 3 bedrooms upstairs — plus deck! Squeezes nicely into any mountain back-ground.  
ONLY \$3112

**Bestway Building Center**  
SATISFACTION GUARANTEED  
A BARGAIN !!  
NEW ADDRESS:  
29th and Walnut  
R. J. CALDWELL, MANAGER  
phone HI 2-5383

Figure 25. Bestway Building Center advertisement, June 15, 1961.

Hogsett Lumber Company, which had locations in Boulder, Greeley, and Longmont, was affiliated with Tree Life Forest Products. In an ad from the *Boulder Daily Camera* special *Sunday Focus Magazine* on June 27, 1965, the company prominently featured an A-frame cabin with a deck, noting that "prices start at less than you think" (see Figure 26).<sup>128</sup> If a buyer was not up for completing the job by themselves, Hogsett was happy to recommend contractors to help.

<sup>128</sup> "Hogsett Lumber," *Boulder Daily Camera Focus Magazine*, June 27, 1965. 11



Figure 26. Hogsett Lumber Company advertisement, June 27, 1965.<sup>129</sup>

A company named Basic-Bilt also offered 25 models for year-round or vacation homes, at least one of which was an A-frame. Basic-Bilt partnered with local companies where customers could select their model and have it constructed to the level they wanted, depending on their budgetary constraints and the amount of the project they wished to do themselves.<sup>130</sup> It is unknown who the Basic-Bilt supplier in the Boulder County area was; however, at least one home in Boulder County, located at 833 Hemlock Drive, was constructed based on Basic-Bilt plans BB-1406 (see Figures 27 through 30).

<sup>129</sup> "Hogsett Lumber."

<sup>130</sup> R.C. Cramer Lumber Co., "New Low Prices Now for Spring on Lumber and Building Materials," *The Pocono Record*, April 17, 1962.



Figure 27. Basic-Bilt A-frame brochure, BB-1406.<sup>131</sup>

<sup>131</sup> Basic-Bilt, "A-frame Vacation Home Basic-Bilt Brochure," n.d., Cathy Faughnan Personal Collection.





Figure 28. Basic-Bilt A-frame brochure, information on home building services.<sup>132</sup>

<sup>132</sup> Basic-Bilt.



Figure 29. 833 Hemlock Drive, Unincorporated, front exterior.<sup>133</sup>



Figure 30. 833 Hemlock Drive, interior view from loft.<sup>134</sup>

<sup>133</sup> Cathy Faughnan, "833 Hemlock Drive, Front Exterior," n.d., Cathy Faughnan Personal Collection.

<sup>134</sup> Cathy Faughnan, "833 Hemlock Drive, Interior View from Loft," n.d., Cathy Faughnan Personal Collection.



The notion of completing your own do-it-yourself A-frame was so mainstream that individuals need only look as far as the classifieds section in the local *Boulder Daily Camera* newspaper and call for an A-frame kit, which started at just \$795.<sup>135</sup> There were many options available in Boulder and the surrounding area for those getting started in their quest to build a mountain vacation home, from simple plans to kits to fully prefabricated homes that required minimal assembly.

#### F. “Imagineered vacation homes”: Delta vacation homes

In 1959 Lawrence “Bud” Stoecker started a part-time A-frame kit business in Boulder County, which would ultimately be responsible for the construction of 600-700 A-frames in Colorado and the greater Rocky Mountain Region. In Boulder County alone at least 32 A-frames are attributed to Delta Vacation Homes, making it the single most popular known A-frame supplier in the county. It is likely that additional A-frames could be attributed to Delta Vacation Homes with further research.

Stoecker was born in 1927 and obtained a structural engineering degree from CU Boulder. He and his wife Charlotte (Lollie) had five children: a daughter and four sons, who would play an important role in his future business. Following graduation from CU, Bud went to work for multiple engineering companies in the Boulder area. From 1955-1960 he was employed at Beech Aircraft in Boulder, where he worked on the Mercury and Apollo projects for NASA. It was during his time at Beech that he met Joe Connelly. Connelly and Stoecker partnered to start Delta Vacation Homes in 1951, an A-frame kit house company that they worked on during weekends out of a small barn on South Boulder Road. As a trained structural engineer, Stoecker developed plans and drawings for modest A-frame houses. He and Connelly would then pre-cut and assemble kits with all the pieces necessary for do-it-yourselfers to assemble their own A-frame houses. The result was what Stoecker referred to as “imagineered” mountain cabins, a phrase he utilized at least a year before it was popularized by Disney (see Figure 31).<sup>136</sup>

## DELTA PRESENTS

ITS 1961 LINE OF IMAGINEERED PRECUT MOUNTAIN CABIN KITS

Figure 31. Title of Delta Vacation Homes’ 1961 brochure, featuring the “imagineered” phrase.<sup>137</sup>

Being a structural engineer, Stoecker was aware of and interested in the triangular shape. He designed triangular modern Christmas trees for his family, and even built A-frame shaped go-karts for his children. More practically, he ultimately settled on the A-frame form for his kit houses because of its inherent strength, ability to shed the Colorado snow easily from the building’s roof, and the ease with which individuals could assemble the kits themselves. The lightweight form of the A-frame allowed for the kits to be easily transported by truck to the building locations. Stoecker constructed one of the early models in the backyard of his family’s house at 2651 Valley View Drive in Westminster so he could photograph each construction step for inclusion in the kit instructions.

<sup>135</sup> “A-frame Mountain Cabin Kits,” *Boulder Daily Camera*, February 22, 1964, 20.

<sup>136</sup> Steve Stoecker, “Delta History,” November 14, 2017.

<sup>137</sup> Delta Vacation Homes, “Delta Presents,” 1961, Steve Stoecker personal collection.

During the initial early years of Delta Vacation Homes, only two models were available. The Alpine measured 16 feet wide by 24 feet deep and offered 384 square feet, and the Contemporary measured 20 feet wide by 32 feet deep and offered 640 square feet of living space. These two models, which were rolled out during the timeframe when Delta Vacation Homes was a part-time side business, were originally only offered as kits for the owner to assemble themselves. The kit provided just a shell of an A-frame, and the customer was completely responsible for finishing the interior, painting, constructing any decks on the exterior, and obtaining permits and inspections. The early versions of the Alpine model kit, which could be assembled in two to three days, included scalloped trim around the windows and the front fascia of the A-frame. With the exception of this decorative feature, the early kits were very minimal and simplistic. For just \$795 and a long weekend, you could construct your entire Alpine A-frame, complete with foundation, door, windows, covered porch, and sleeping loft accessible by ladder (see Figure 32). The Contemporary, which cost \$1,495, included a partitioned bedroom or bathroom as well as a built-in breakfast bar and sliding glass doors, in addition to the features available in the Alpine, like the sleeping loft (see Figure 33).<sup>138</sup> Appendix D provides additional Alpine Vacation Homes brochures and ephemera.

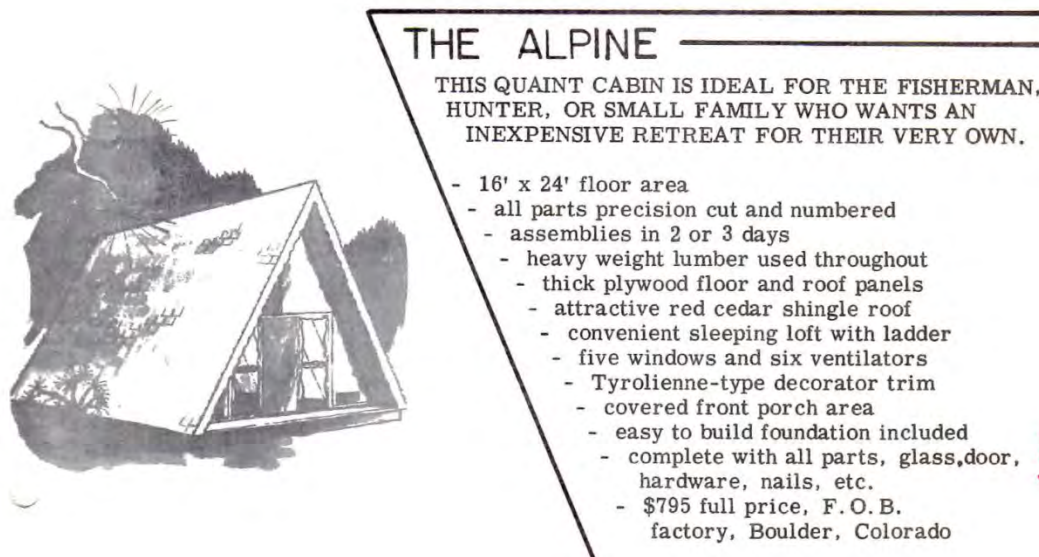


Figure 32. The Alpine model as shown in the 1961 Delta Vacation Homes brochure.<sup>139</sup>

<sup>138</sup> Delta Vacation Homes, "Delta Presents."

<sup>139</sup> Delta Vacation Homes, "Delta Presents."

## THE CONTEMPORARY

THIS DELUXE CABIN IS PERFECT FOR THOSE WHO WANT THE FINEST. THIS MODEL HAS MOST OF THE FEATURES OFFERED IN MORE EXPENSIVE CABIN KITS AND SOME FEATURES NOT FOUND IN ANY OTHERS

- 20' x 32' floor area
- heavy duty structural framing
- rigid plywood stressed skin construction
- beautiful red cedar shingle roof
- covered front and back porch area
- large-size sleeping balcony with folding stairway
- huge 12-foot sliding glass doors in front and in back
- fully partitioned bedroom or bath
- extra long kitchen counter top
- built-in breakfast bar
- over 640 ft<sup>2</sup> of living area
- \$1,495 full price, F.O.B. factory, Boulder, Colorado



Figure 33. The Contemporary model as shown in the 1961 Delta Vacation Homes brochure.<sup>140</sup>

By 1963 two additional models were added to the collection available from Delta Vacation Homes. The Alpine was still available in the 16-foot-wide by 24-foot-deep version for the same price as 1961; however, a 16-foot-wide by 32-foot-deep version was added for \$995. Likewise, the Contemporary was still available in the 20-foot wide by 32-foot-deep version for the same price as 1961. By 1963, however, a 20-foot-wide by 40-foot-deep version was offered for \$1,745. The 1963 price sheet also added the Chalet model (20 feet wide by 40 feet deep for \$2,495 or 20 feet wide by 48 feet deep for \$2,745), which included a kitchen, bath, two bedrooms, and a fireplace. Deviating from their typical A-frame offerings, the 1963 price sheet also includes the Vista model, which was a flat roof, “California inspired” cabin that included two bedrooms, a bathroom, kitchen, fireplace, and board and batten styling, as well as an expansive deck across the front accessed by large banks of sliding windows. The Vista was also offered in two measurements: 32 feet deep and 20 feet wide for \$2,295 and 40 feet deep and 20 feet wide for \$2,570. Additional options for the Vista were available, including a gabled roof, for an additional charge.<sup>141</sup> Although Delta Vacation Homes offered this single non-A-frame design, it is estimated that over 90 percent of what the company sold was of the A-frame type.<sup>142</sup>

During the early years of Delta Vacation Homes, Connelly and Stoecker still maintained their full-time jobs, with Stoecker transferring to Ball Aerospace and then to a cryogenics engineering company in Denver, all while working on the A-frame kits on weekends and when time allowed. In 1964 Stoecker determined it was time to leave his job and devote his full-time attention to the A-frame business. That year, Delta Vacation Homes constructed its shop and office building on Industrial Lane, directly off the Boulder Turnpike (see Figure 34). Stoecker and Connelly were strategic and smart in the location selection for their business, as hundreds of motorists on the Boulder Turnpike, which was completed just

<sup>140</sup> Delta Vacation Homes, “Delta Presents.”

<sup>141</sup> Delta Vacation Homes, “1963 Price Sheet,” 1963, Steve Stoecker personal collection.

<sup>142</sup> Steve Stoecker, interview with ARCH Professionals, LLC., October 12, 2017.



12 years prior, would drive past their shop with the distinctive A-frame models lined up in front and eye-catching “Delta” sign atop the building, providing them with invaluable exposure (see Figure 35).

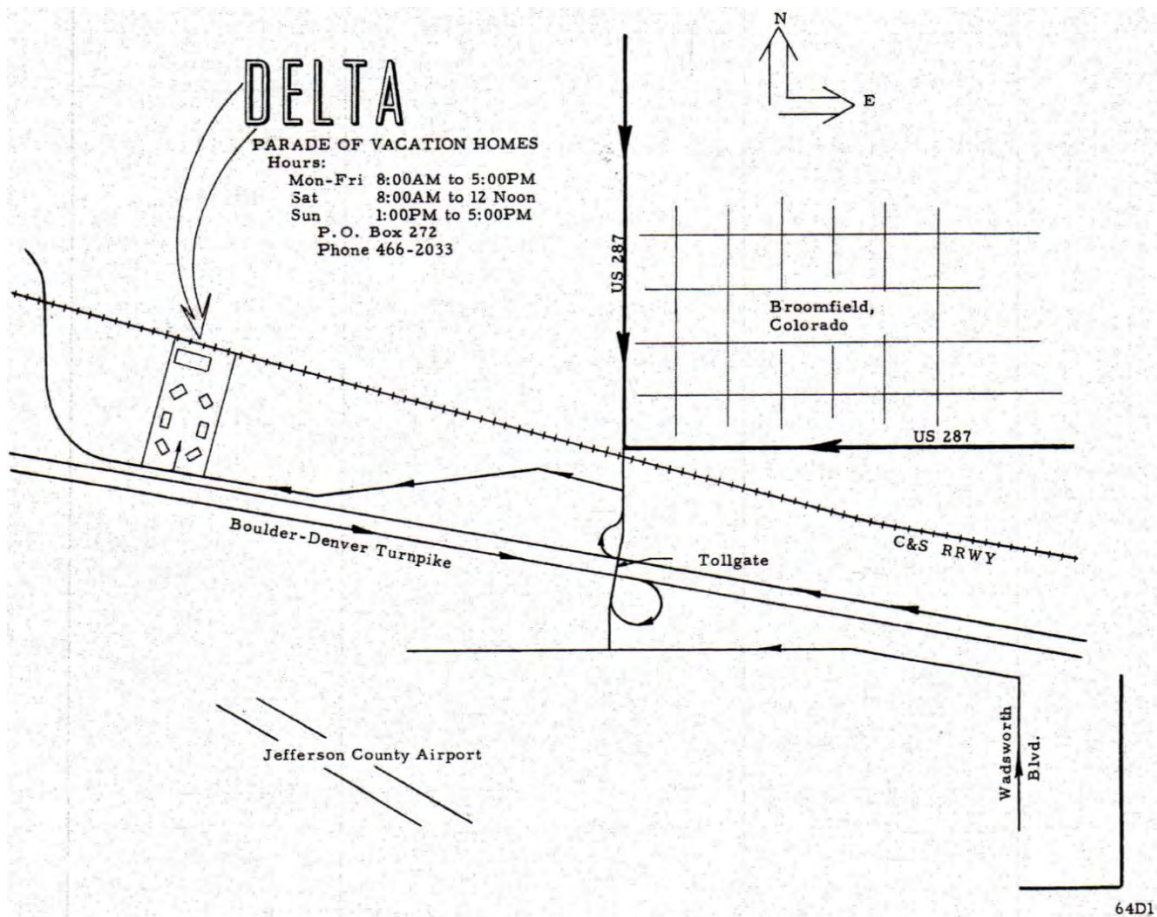


Figure 34. Map of the Delta Vacation Homes facility in the 1964 Delta Vacation Homes Brochure.<sup>143</sup>



Figure 35. Delta Vacation Homes Facility as it appears today, 3801 Industrial Lane, Broomfield, Colorado.

<sup>143</sup> Delta Vacation Homes, “Delta Imagineered Vacation Homes 1964 Brochure,” 1964.

With the opening of their shop, Stoecker and Connelly were able to expand the business from solely supplying kits to offering complete on-site installations. The factory allowed Delta Vacation Homes to pre-cut and prepare every item necessary for the erection of an A-frame, and supply a crew of four people that was dispatched with all the necessary materials to assemble the A-frame in seven days. With all the materials pre-cut, crews “never used a saw,” although they carried one in case something broke on-site.<sup>144</sup> These crews often consisted of Stoecker’s sons, Steve, John, and Dean, who served as crew chiefs. Given seasonal constraints and the inability to haul heavy trucks of materials up dirt and mud mountain roads during certain times of the year, erection by Delta A-frames crews was limited to summer months, and occasionally during winter and spring breaks, when Stoecker’s sons were off of school and available to assist with construction. Those buildings constructed in the winter and spring were more-often built in the Boulder area or other locations closer to the shop, as they required less driving over treacherous roads and less driving time, meaning they could be completed in the often-shortened breaks available from school. Bud’s son Steve Stoecker estimates that Delta Vacation Homes crews erected about 30-35 A-frames each year, moving each week to a new job site in a carefully orchestrated scheduling sequence that allowed for crews to collect trucks of materials from the factory in Broomfield, travel to the job sites, and construct a complete A-frame in seven days before turning around to do it all again.

With the clear busy season of the business in the spring/summer, Bud Stoecker utilized the fall and winter to measure, cut, and assemble all the parts for the construction of a Delta Vacation Home. He would buy materials directly from the lumberyard, and he and his sons would load boxcars worth of plywood and lumber to their cars and drive it to the factory. Bud would also have sliding glass doors shipped in, as well as the massive amounts of cedar shingles used on all the A-frame models. Materials were purchased for the year in bulk based on the number of orders he already received, and speculating on the additional homes he would sell centered on the last year’s sales. Delta would “live with material price fluctuations throughout the year and simply absorb the increases [themselves], always keeping [their] vacation home prices fixed for the entire calendar year as shown in [their] sales brochure.”<sup>145</sup> Given the trying economic times and unforeseen increase on the cost of lumber and lumber products, Delta Vacation Homes was forced to raise rates mid-year in 1973 by adding a \$0.42/square foot surcharge to each order.

Sales were busiest during the fall, when orders were taken for the next year. It was imperative for customers to place their orders early so they could be added to the construction schedule and guaranteed a house in spring or summer. Once the materials that had been purchased in bulk were allocated to a project, no additional homes would be built and a customer would have to wait until the following year. It was beneficial, then, for customers to order early and get on the schedule to ensure home delivery when they desired.

With crews assembling models, Delta Vacation Homes was able to offer additional larger models beyond those just available as kits. When the company expanded in 1964, so did the number of models available. While the Alpine model was still available for the do-it-yourselfer, the larger models were all

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<sup>144</sup> Stoecker, interview with ARCH Professionals, LLC.

<sup>145</sup> L.R. Stoecker, April 1, 1973, Steve Stoecker personal collection.



primarily constructed by Delta Vacation Homes crews. Initially, these larger models were only available for construction by a Delta Vacation Homes crew; however, later they were available as kits.<sup>146</sup>

For the most part, the width of the homes is what differentiated the models, which all contained an upstairs sleeping balcony or loft and, with the exception of the Alpine, the distinctive sliding glass doors on the gable end of the first floor. As models got taller and afforded the space, a picture window was also included in the second story above the sliding door. The larger models included a deck with a signature angled railing with an integrated bench designed by Bud Stoecker (see Figure 36). Customer customization of their selected model came by varying the depth of the building. Because all kits were pre-measured, which provided an economy of scale, no substitutions were allowed. Options including insulation, balcony extensions, fireplaces, aluminum windows with screens, closet kits, and plastic bubbles, or skylights, for roof modifications were available for additional fees, as well as interior mahogany paneling, and selecting between a metal spiral staircase or a traditional wooden staircase. During the early years of Delta Vacation Homes, they also offered a foundation system, although that later changed when customers were required to provide their own foundation prior to crews arriving to assemble the home on-site.<sup>147</sup>



*Figure 36. Deck on Delta Vacation Home A-frame with signature angled railing and integrated bench.  
128 Cabin Creek Road, Unincorporated.*

The 1964 Delta Vacation Homes brochure still included the Alpine, Contemporary, and Chalet models at the same sizes and prices as offered the previous year; and upgraded changes were made to the Vista

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<sup>146</sup> Stoecker, interview with ARCH Professionals, LLC.

<sup>147</sup> Delta Vacation Homes, "Delta Imagineered Vacation Homes 1964 Brochure."

## Section 7

### A-frame Architecture in Boulder County

(non-A-frame) model. In addition, the 1964 brochure added the Chateau and Duo-Villa A-frame models, which were not offered for the do-it-yourselfer, but required installation by a Delta Vacation Homes crew. The Chateau model was a large three-bedroom home, measuring 24 by 40 feet and fully erected with electrical, three-piece bathroom, five sliding patio doors, a kitchen with breakfast bar, range, and oven, free-standing fireplace, and 6- by 24-foot deck with bench, for \$4,995 (see Figure 37). Other larger options, measuring 48 or 56 feet in length, were available for \$5,395 or \$5,795 respectively.

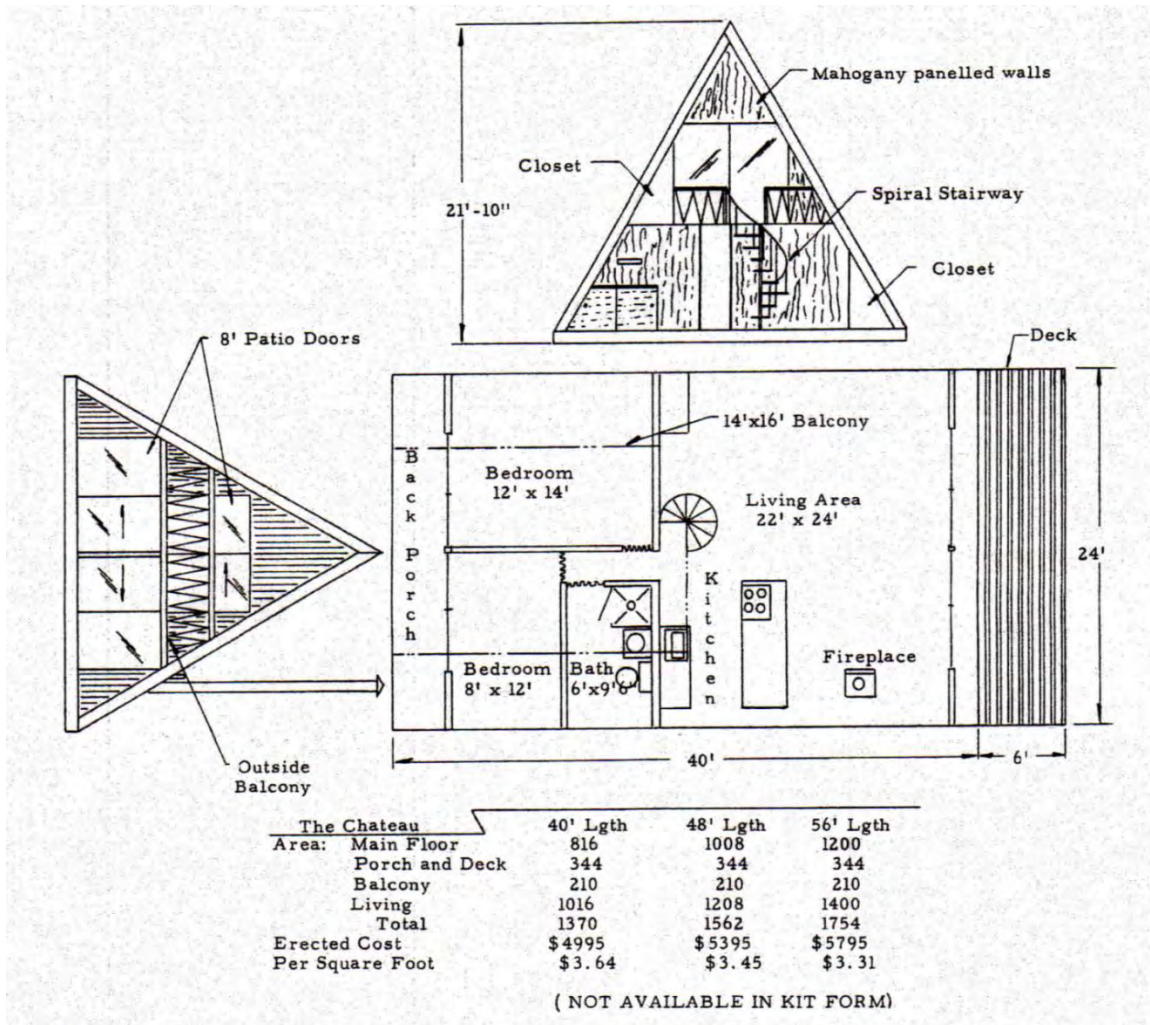


Figure 37. Plans for the Chateau Model from the 1964 Delta Vacation Homes Brochure.<sup>148</sup>

The 1964 brochure also offered the Duo-Villa model, which was described as “the apartment with that DELTA A-frame flair...[and] perfect for the senior citizen, the just married couple or even the playboy types” offered two versions: an apartment configuration with a kitchenette, or a motel unit configuration, which omitted the kitchen. The Duo-Villa, which basically divided a large 20- by 48-foot A-frame in half, offered an income-producing arrangement with minimal upfront investment (see Figure 38). The motel-unit model cost \$4,995 fully erected while the apartment lay-out cost \$5,995.

<sup>148</sup> Delta Vacation Homes, “Delta Imagineered Vacation Homes 1964 Brochure.”



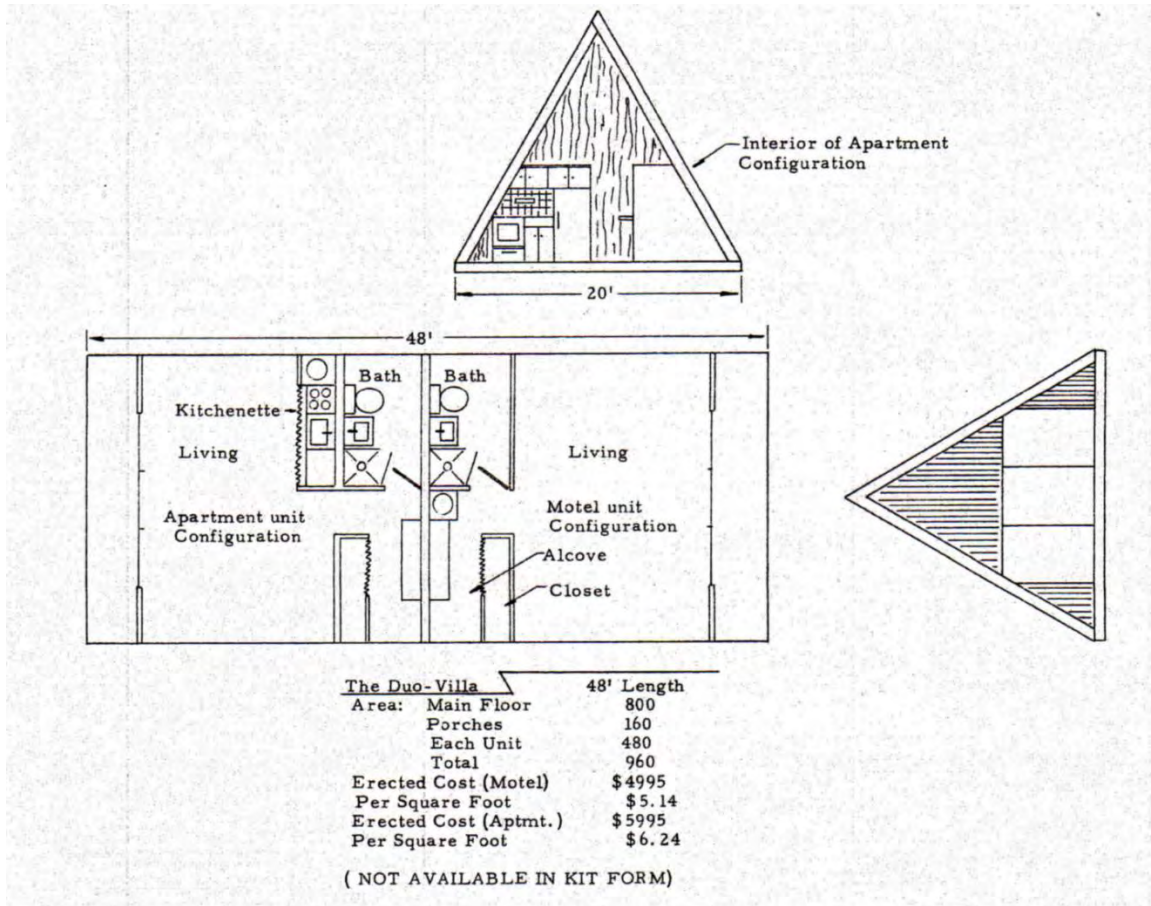


Figure 38. Plans for the Duo-Villa model from the 1964 Delta Vacation Homes brochure.<sup>149</sup>

Once customers selected their model, they were responsible for obtaining a foundation on their property that met the specifications Stoecker provided for their model, and passing local inspections on the foundation. When the foundation was inspected and passed, Delta Vacation Homes crews would head to the site and erect the entire house shell. When Dirk Beal, whose family built an A-frame in the mountains of Boulder County as a summer vacation home, was eight years old (see Figures 39 through 41), he remembers seeing the massive flatbed truck driving up the mountainside to deliver his family's new A-frame. A few days later, the house was done.<sup>150</sup>

Dirk Beal's family perfectly exemplified the typical Delta Vacation home customer. Dirk's father, George Beal, Beal was a college professor in Iowa and spent a great deal of time searching for the perfect vacation property in Colorado. He eventually found just the spot in north Boulder County, near Allenspark. With a site selected, Beal needed a low-cost, quickly built home that required little maintenance, as the family only planned to spend one month a summer in Colorado. An A-frame by Delta Vacation Homes checked all the boxes, and could accommodate the difficult terrain of the property while maximizing on the breathtaking views of the surrounding mountains (see Figure 42).<sup>151</sup>

<sup>149</sup> Delta Vacation Homes, "Delta Imagineered Vacation Homes 1964 Brochure."

<sup>150</sup> Dirk Beal, phone interview with ARCH Professionals, LLC., November 1, 2017.

<sup>151</sup> Beal, phone interview with ARCH Professionals, LLC.



*Figure 39. Exterior of the Beal A-frame at 128 Cabin Creek Road, Unincorporated, a Delta Vacation Home. This is likely a Chateau model based on the four sliding glass doors on the first floor, spiral staircase, and number of bedrooms. Note the unique setting of the house built atop a rock outcrop, and the angled deck railing.*



*Figure 40. Siting of the Beal A-frame atop a steep rock promontory. Note the concrete block foundation constructed atop the rock promontory.*





*Figure 41. Front elevation of the Beal A-frame.*



*Figure 42. View from the front deck of the Beal A-frame. The home was selected for the site and to capture the impressive view from the deck and through the expansive windows on the front elevation.*



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Crews used a P1-11 tongue and groove paneling on the gable ends, which gave the buildings a board and batten look, while the roof surfaces were all clad in cedar shingles (see Figures 43 and 44). All Delta Vacation Homes models erected by their crews came with electrical and plumbing completed, and the electrical inspection was often the most challenging part of the construction process for the Delta Vacation Homes crews. Over the years, Stoecker had established a relationship with inspectors across the entire state. The more Delta Vacation Homes that were built, the more interaction he had with them, providing them with detailed drawings of the models prior to construction so they were pre-cleared, communicating with them about the building specifications, and scheduling inspections for the seven-day window while crews were erecting the A-frames. According to Steve Stoecker, there were discrepancies with the inspections less than a dozen times over all the years Delta Vacation Homes was building A-frames, which is fortunate as it would be costly and inconvenient to require additional trips to job sites once crews had already moved on to the next location.



*Figure 43. Exterior detail of the Beal A-frame showing the unpainted siding panels that give the effect of board and batten siding.*



*Figure 44. The Beal A-frame showing the cedar shingles utilized on roof. Note the addition to the side.*

With inspections completed, homeowners were able to finish the A-frame to the level and expense they wanted. To have their vacation home completed so quickly was viewed as a great positive to working with Delta Vacation Homes. Steve Stoecker noted, “people thought it was great. They could see it go in one weekend and come back the next and it was done,” ready to personalize with their own finishes and enjoy.<sup>152</sup> Homeowners were responsible for painting the exterior gable ends, installing flooring and carpeting, and completing interior finishes. It was the perfect compromise for middle-class do-it-yourselfers. All the major items were constructed for them; they were just left to complete the finishes.

When the crews wrapped up work at the Beal property in 1967, the family was left with a fairly turnkey house. They elected to keep a fairly simple interior with exposed rafters and support structure (see Figure 45). As the home was only used for one month during the summer, the minimal insulation was not a problem. Over the years, the family made a few improvements, including a small addition constructed in the late 1970s/early 1980s that added additional space for the kitchen and a laundry room, and because of the siting on the top of a large rock, the house was susceptible to strong wind gusts, so they constructed a header across the sliding door on one of the gable ends to provide reinforcement (see Figure 46). Otherwise, the Beals loved the minimal upfront work and long-term maintenance the house required.<sup>153</sup>

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<sup>152</sup> Stoecker, interview with ARCH Professionals, LLC.

<sup>153</sup> Beal, phone interview with ARCH Professionals, LLC.



*Figure 45. Interior of the Beal A-frame showing the metal spiral staircase, exposed interior rafters, and plywood paneling.*





*Figure 46. Rear of the Beal A-frame showing bracing on the rear gable. The plywood and horizontal header beams above were later modifications to strengthen the building from the wind gusts experienced at the top of the rock promontory.*

Delta Vacation Homes had the A-frame construction business down to a science: from ordering materials in bulk, to pre-measuring components and assembling materials into kits, to erecting and obtaining inspection approvals in seven days. The efficiency with which the homes were erected is the reason they were so popular. Individuals did not need to wait to have an architect draw up plans, or go through the headache of getting plans approved by the inspector if they were building themselves. They could visit Delta Vacation Homes, select their model, and quickly have a vacation home to fit their needs and budget.

The company did not advertise much. Its prime location off the Denver-Boulder Turnpike, with models prominently displayed for all those driving to the CU Boulder football games or making their daily commute on the turnpike, proved quite effective. Dirk Beal distinctly remembers the factory on the north side of the turnpike, with the exhibit of A-frames in front.<sup>154</sup> That withstanding, each year Delta Vacation Homes would purchase a small advertising space in the *Denver Post* or *Rocky Mountain News* vacations section. The company also exhibited its vacation homes at the Colorado Garden and Home Show. The

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<sup>154</sup> Beal, phone interview with ARCH Professionals, LLC.

biggest advertisement for the company, however, was a completed A-frame. Neighbors saw a Delta Vacation Home quickly erected on the lot down the street and wanted one of their own.<sup>155</sup>

By 1967 Bud Stoecker and Joe Connelly had a falling out. Stoecker offered to sell Connelly his half of the business, but Connelly rejected the offer, saying the price was too high. Stoecker then offered to buy Connelly's share for the same price, and Connelly accepted. From that point on, Stoecker was the sole owner of Delta Vacation Homes.<sup>156</sup> With the exception of a single employee, George Horiucci (sic), Delta Vacation Homes was run completely by Stoecker. From payroll and taxes, to sales and advertisement, to design and scheduling, to coordinating with local building inspectors, he was a jack of all trades. He was also a certified plumber and electrician.<sup>157</sup>

Delta Vacation Homes customers included Boulder County residents that did not want to live within the city of Boulder and preferred a quieter life in the mountains but with an inexpensive price tag. But more often it was Front Range residents and out of state vacationers looking for an affordable house to place on their mountain property. Most customers already owned some land in the mountains and were looking for an affordable way to put a house on their property. As Steve Stoecker noted, the Delta Vacation Homes A-frames were not built as large family homes or as investment properties, but rather seasonal homes for couples and small families. Very few Delta Vacation Homes were initially constructed with the intention of serving as a full-time residence.

Throughout the years the models offered by Delta changed, with additional dimensions added to different model offerings. The 1972 Delta Vacation Homes price list shows two variations on the Vista model: the Vista and the Super-Vista.<sup>158</sup> Other models were eliminated altogether. By 1982 the available models had been trimmed down to just four: the Alpine, the Chalet, the Chateau, and the Savoy, the largest A-frame offered by Delta. The Savoy measured from 28 by 44 feet to 28 by 72 feet and included four full bedrooms, one and three-quarters bath, a kitchen, dining room, and living room spread across two floors. The largest version of the Savoy cost \$18,734 fully erected in 1982. Various options added to the cost. For around \$20,000 a property owner could erect a three- to four-bedroom house on their property, making Delta Vacation Homes still an appealing, low-cost option for home construction.<sup>159</sup> Although the original do-it-yourself Alpine model was still available in 1982, the emergence of the large Savoy reflected the changing desire to construct a full house in the mountains, beyond just the simple cabins erected 20 years prior.

Delta Vacation Homes erected A-frames across Colorado, mostly on a "customer-to-customer" basis.<sup>160</sup> The company was not affiliated with any developers in particular. Bud Stoecker did, however, purchase approximately 40 acres of land in South Park that he subdivided and then constructed several A-frames

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<sup>155</sup> Stoecker, interview with ARCH Professionals, LLC.

<sup>156</sup> Stoecker, "Delta History."

<sup>157</sup> Stoecker, interview with ARCH Professionals, LLC.

<sup>158</sup> Delta Vacation Homes, "1972 Price List," 1972, Steve Stoecker personal collection.

<sup>159</sup> Delta Vacation Homes, "Delta Vacation Homes 1982 Brochure," 1982, Steve Stoecker personal collection.

<sup>160</sup> Stoecker, interview with ARCH Professionals, LLC.



on. The company also built a large number of A-frames in Breckenridge below the dam, and Silverthorne. The distinguishable sliding glass door and centered second-story window found on the larger models are easily recognizable as Delta Vacation Homes designs. The angled deck railing with integrated bench seating is also an identifying feature of Delta A-frames.

While 99 percent of the Delta A-frames were distributed in Colorado, the company did construct a few in Wyoming and Nebraska, along with a few kits that were sent to Idaho.<sup>161</sup> Most Delta A-frames were used as single-family residences and vacation homes; however, a small hotel complex of six or seven Delta Vacation Homes A-frames was built outside of Jacksonhole, Wyoming. It is unknown if these A-frames are extant.

The company continued producing A-frame kits well into the 1980s. Stoecker eventually retired in 1983. His last project constructed six A-frames in Lafayette (705-709 Baseline Road) that he used as apartments. The rental income from the apartments supported him through his retirement. His son John then took over the business for a few years before Bud sold the factory and office building and the business closed. The last known Delta Vacation Home A-frames in Boulder County were built in 1986, following Stoecker's retirement. The business was truly a family run company, with his children helping and paying their way through college by working on summertime construction crews, to eventually taking over. What started as a small, part-time, A-frame kit business run out of an old barn grew to be a "the #1 manufacturer and builder of A-frame homes for recreational and year 'round living."<sup>162</sup> Delta A-frames was not only a major supplier of A-frame homes in Boulder County and the greater Rocky Mountain Region, but is responsible for leaving a lasting impact on the Colorado landscape.

## **G. The peak of the A-frame in Boulder County**

Year built data for the known A-frames in Boulder County was gleaned from Boulder County Assessor records. This information, however, was not available for four of the 180 known A-frames in the county. The earliest known A-frames were constructed in 1960. The form remained fairly common, particularly in the mountainous areas of the county, through the early 1980s. The majority of A-frames were constructed by 1986, with a scattering of additional A-frames built in 1988, 1992, and 1998. A large number of A-frames was constructed in the mid-1960s, with 38.7 percent of all A-frames with known construction dates in the county built between 1964 and 1967. Numbers of newly constructed A-frames remained relatively even during the late 1960s and early 1970s. An interesting spike in construction occurred in 1983, when 11 new A-frames were built in the county. After 1983 the number of newly built A-frames dropped significantly, with few to no new A-frames constructed annually (see Figure 47).

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<sup>161</sup> Stoecker, interview with ARCH Professionals, LLC.

<sup>162</sup> Delta Vacation Homes, "Delta Vacation Homes 1982 Brochure."

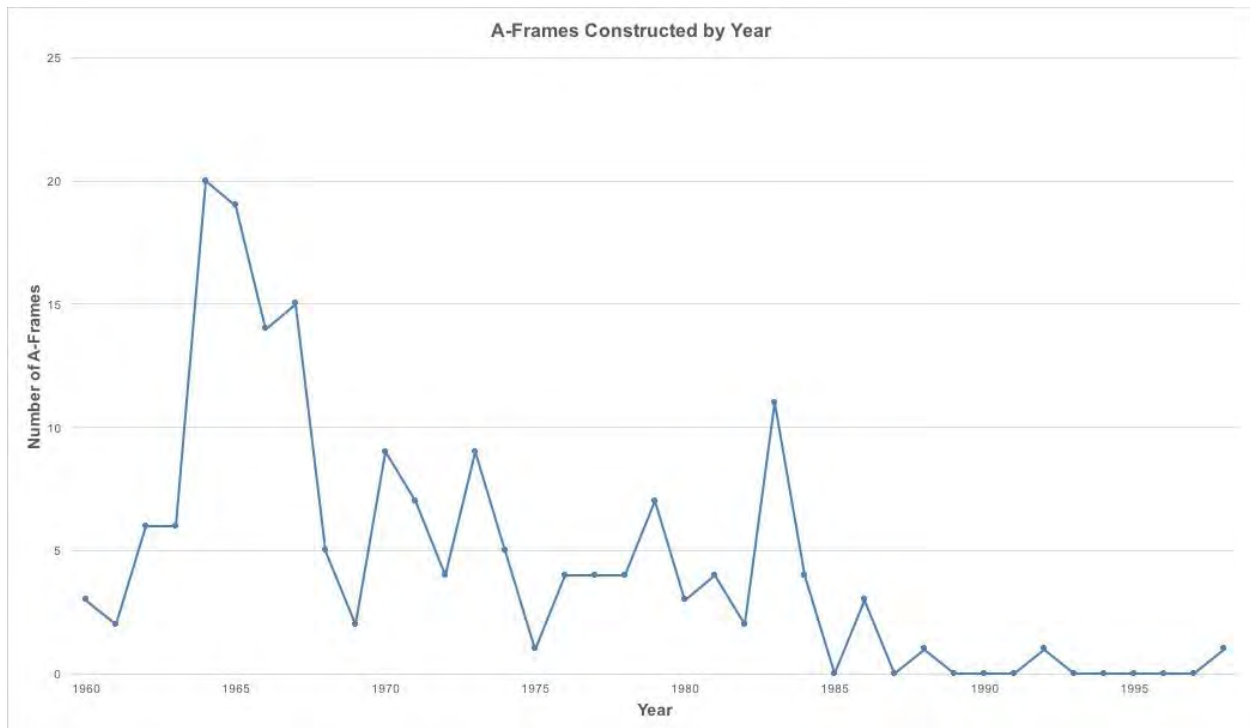


Figure 47. Graph showing A-frame construction in Boulder County by year. Note: year built data was not available from the Boulder County Assessor records for four properties.

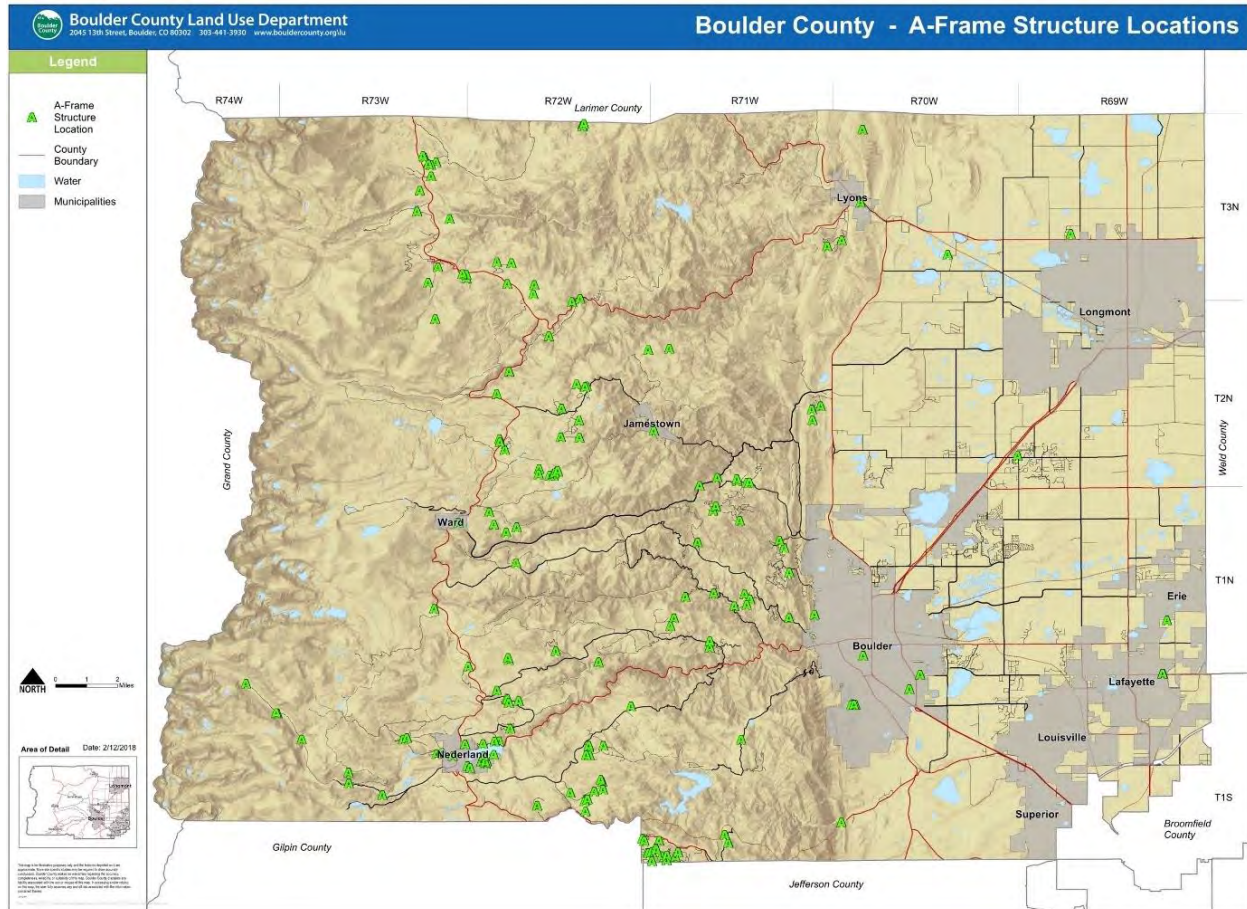
Delta Vacation Homes remained a popular choice within Boulder County nearly that entire time, with the earliest known Delta prefabricated home built in 1964 and the final completed in 1986. The construction of Delta Homes was relatively evenly spaced throughout this time, with a largest number of homes built in 1983 (five houses) and 1971 (four houses). Currently, 32 A-frames are attributed to Delta Vacation Homes by building permits, owner information, various interviews, or limited field survey efforts, accounting for 17.8 percent of all known A-frames in the county. It is likely that more of the known A-frames can be attributed to Delta Vacation Homes through additional research and surveys of individuals properties. Appendix E provides a table of properties attributed to Delta Vacation Homes.

## H. Geographic concentrations

A-frames can be found all across Boulder County but are predominant in the mountainous areas. A few can be found in and around the eastern communities of Erie, Lafayette, Longmont, and Niwot; however, the type appears to be most popular in the mountains to the west, where it can easily nestle against the terrain. Nine extant examples are located within the Boulder city limits. The rest are scattered across the mountains and communities west of Boulder, with small concentrations located in multiple areas. With the exception of four residences owned and constructed by the same individuals and located near each other, no other major correlation seems to exist between the geographic concentrations of A-frames in certain areas.

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### A-frame Architecture in Boulder County



*Map 2. Map showing locations of all known A-frames in Boulder County.*

Most of the A-frames are located on private property; however, at least one known example of an A-frame is located on federal land within Boulder County (5BL9817). This A-frame is located in the Arapaho-Roosevelt National Forest in the Rock Creek Canyon summer home group, a group of “recreation residences” built by private individuals on federal land through a special use permit (see Figure 48).<sup>163</sup> The presence of this seasonal-use A-frame, with its steeply pitched gable roof, spoke to the durability of the structure and its ability to withstand the often-heavy snows experienced in the remote mountainous area without regular maintenance that is unavailable in the national forest during winter months. Another A-frame located on public land is situated at 12191 61<sup>st</sup> Street and is owned by Boulder County. The building was originally constructed as private residence in 1966 and currently rented out by the County.

<sup>163</sup> “The Cabin Program - National Forest Homeowners,” accessed February 15, 2018, [http://www.nationalforesthometowners.org/default.asp?page=Cabin\\_Program&DGPCrPg=1&DGPCrSrt=7D](http://www.nationalforesthometowners.org/default.asp?page=Cabin_Program&DGPCrPg=1&DGPCrSrt=7D).



*Figure 48. Rock Creek Summer Home Group Lot K (5BL9817), Arapahoe and Roosevelt National Forest, August 1, 2004.<sup>164</sup>*

Close concentrations of privately owned A-frames are located in the Ward Area, particularly near James Creek and the Gold Lake Fill Ditch, where nine A-frames were built between 1964 and 1971. Ten A-frames spanning from 1964 to 1971 were constructed in close proximity to one another in the Walker Ranch area near Pinecliffe and Wondervu. Four of those residences were built and owned together by Daniel Roy and Gerald Goins. North of Allenspark, in the Cabin Creek area, is a concentration of seven A-frames with different or unknown builders. While it is unknown why these concentrations of A-frames are located in these areas, it likely is reflective of the trend during the 1960s and 1970s to purchase mountain property for a second home, what property was available at the time, and the popularity of the A-frame, rather than specifically related to a particular developer or builder working in these areas.

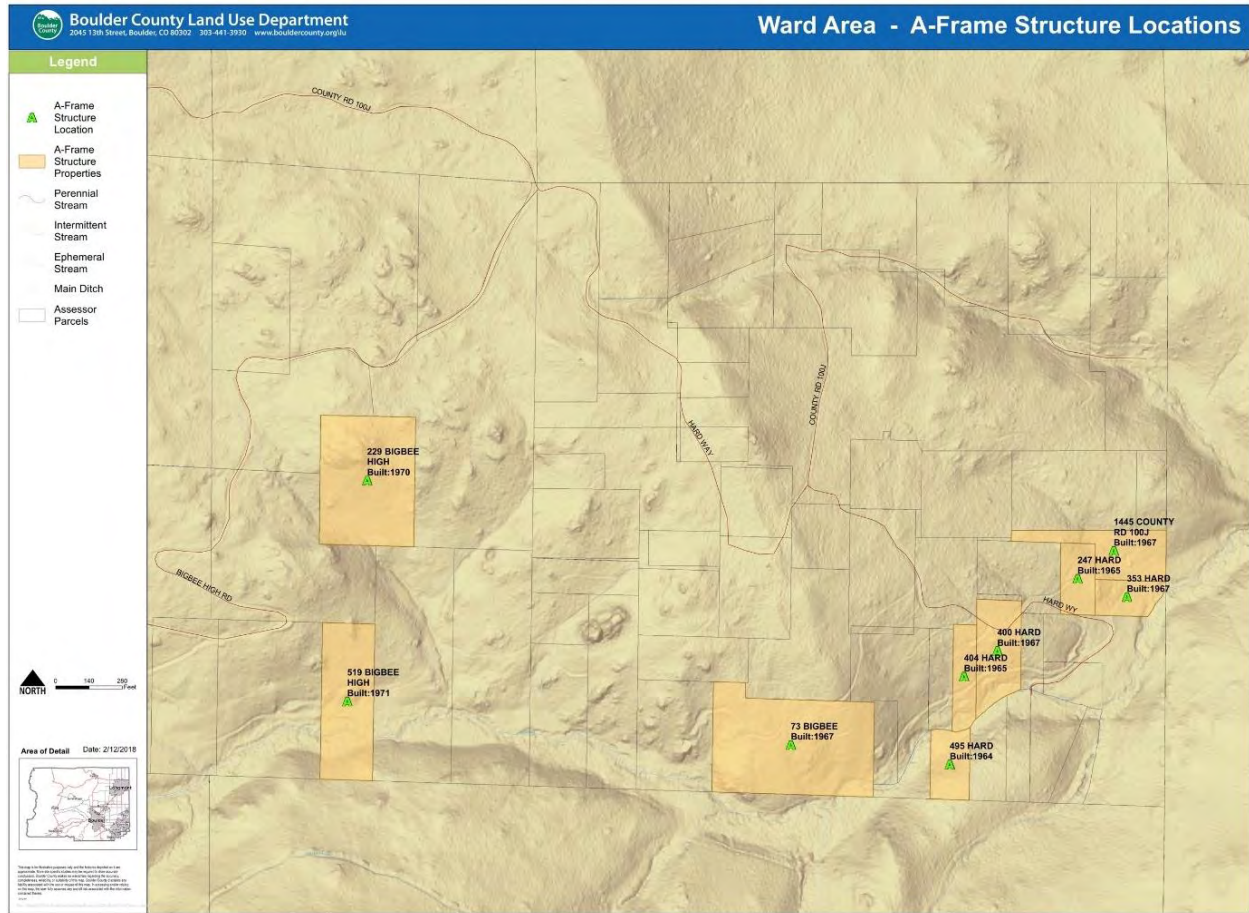
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<sup>164</sup> Jamie Clapper and Tony King, "Rock Creek SHG Lot K Hicks (5BL9817)," July 20, 2004, Architectural Inventory Form, Colorado Office of Archaeology and Historic Preservation.



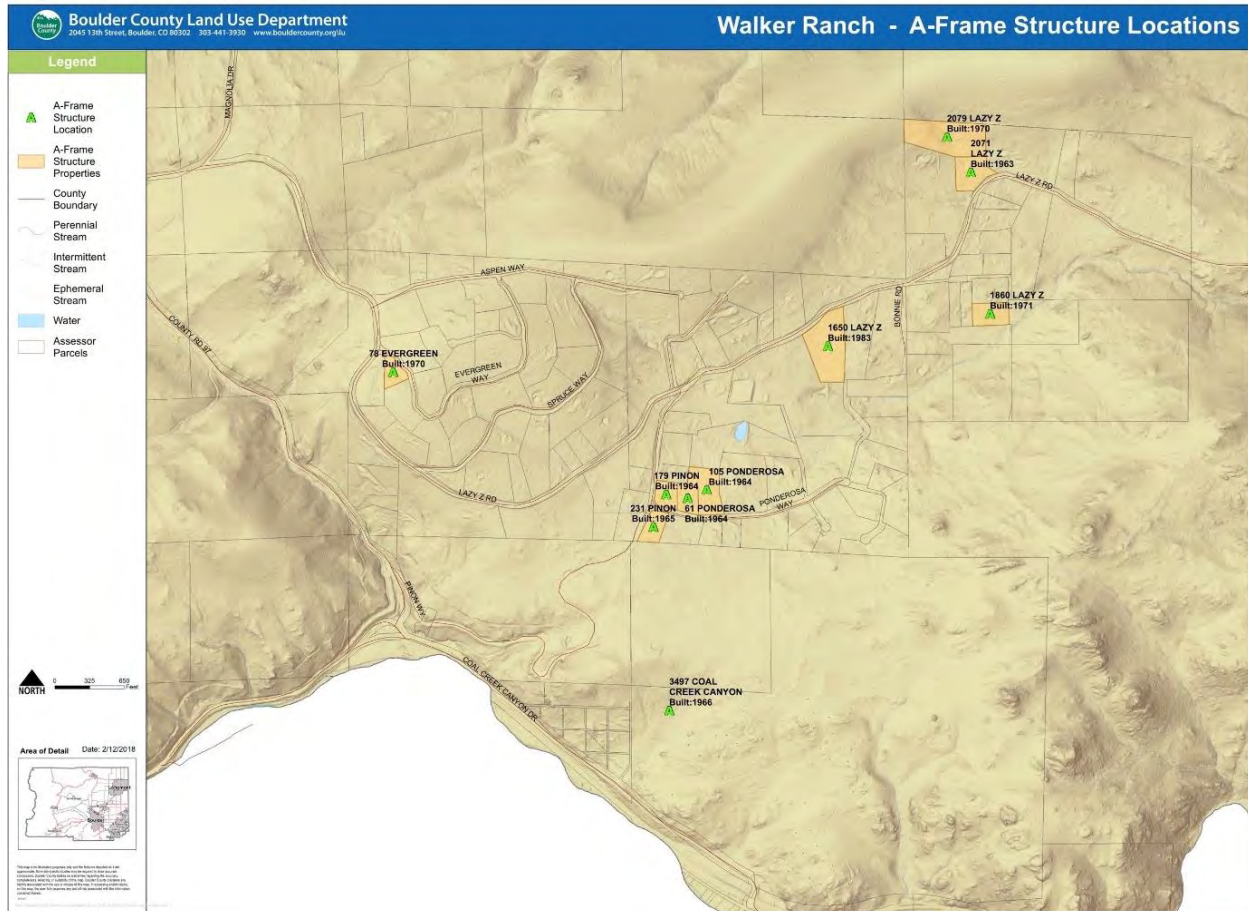
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*Map 3. Map showing geographic concentration of A-frames in the Ward Area.*

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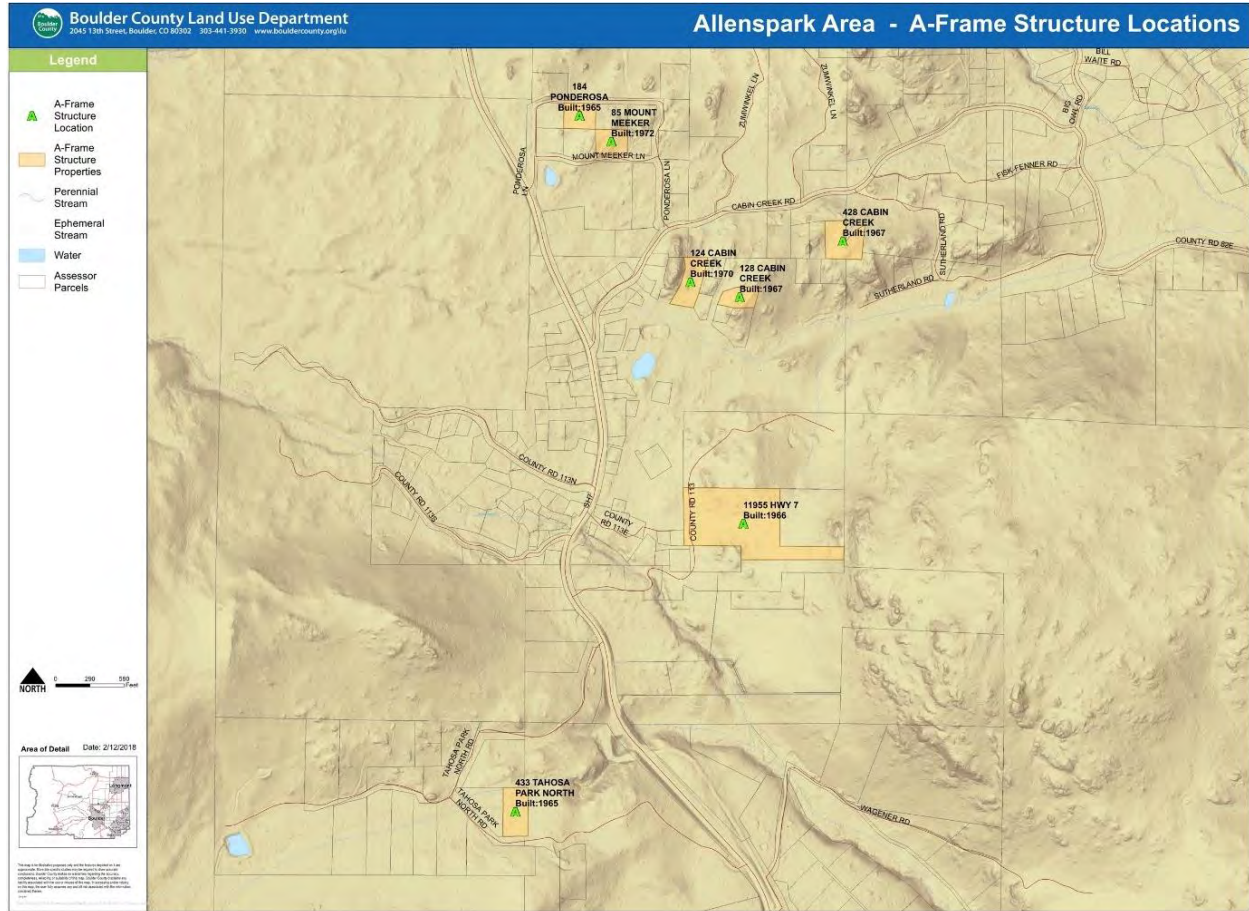


Map 4. Map showing geographic concentration of A-frames in the Walker Ranch Area.



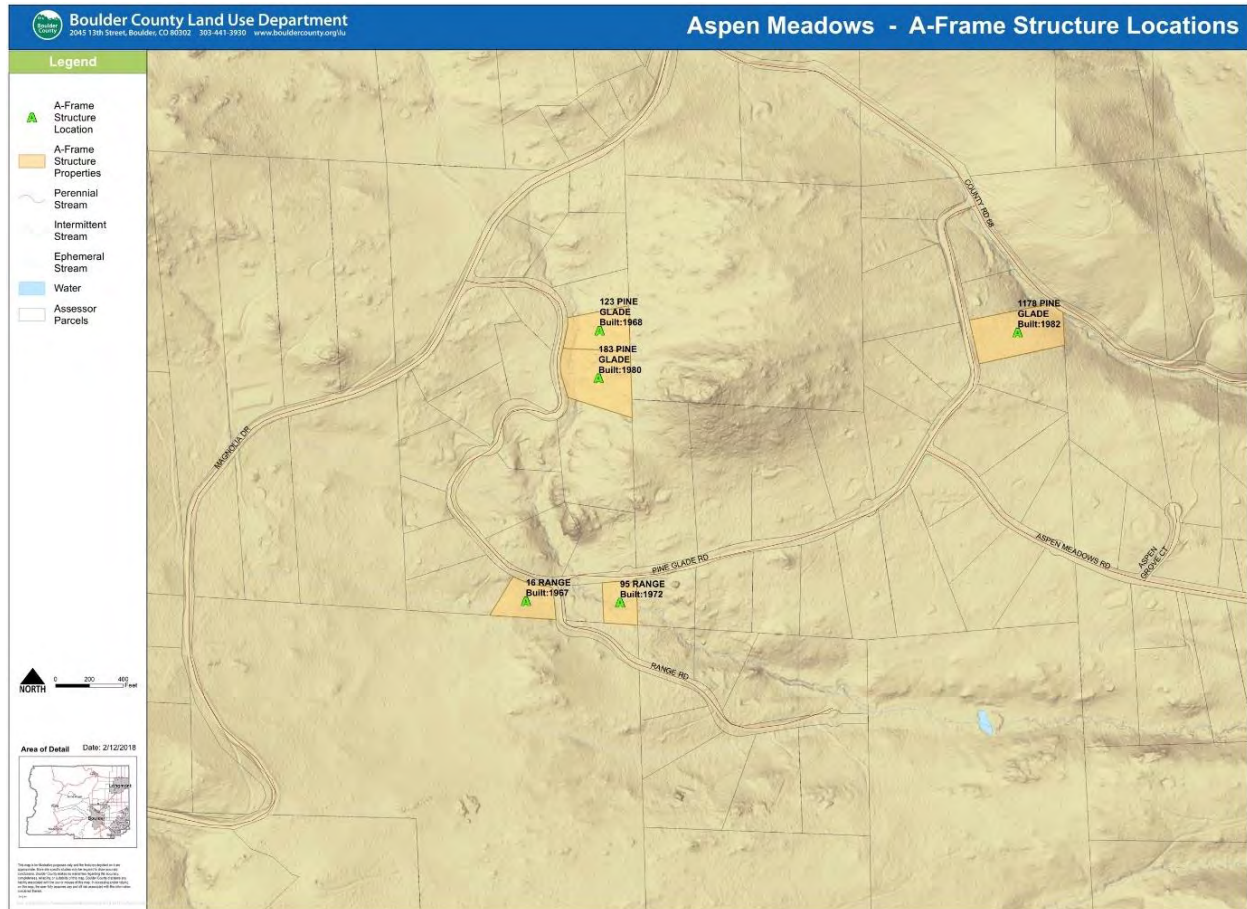
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Map 5. Map showing geographic concentration of A-frames north of Allenspark, near Cabin Creek Road.

While the previously mentioned concentrations are not located in specific subdivisions, there are platted areas that reflect a dense concentration of A-frame residences. The Aspen Meadows subdivision, located east of Nederland, contains 25 lots and was platted in 1966 by Paul M. Wiesner, Charles J. Becker and Gerald C. Burkhart. The subdivision features five A-frames, with at least two constructed by Delta Vacation Homes and one by Mountain Home Construction. Given the diversity of builders, it does not appear that Aspen Meadows required homebuilders to work with a specific architect, builder or contractor.



Map 6. Map showing geographic concentration of A-frames in the Aspen Meadows subdivision.

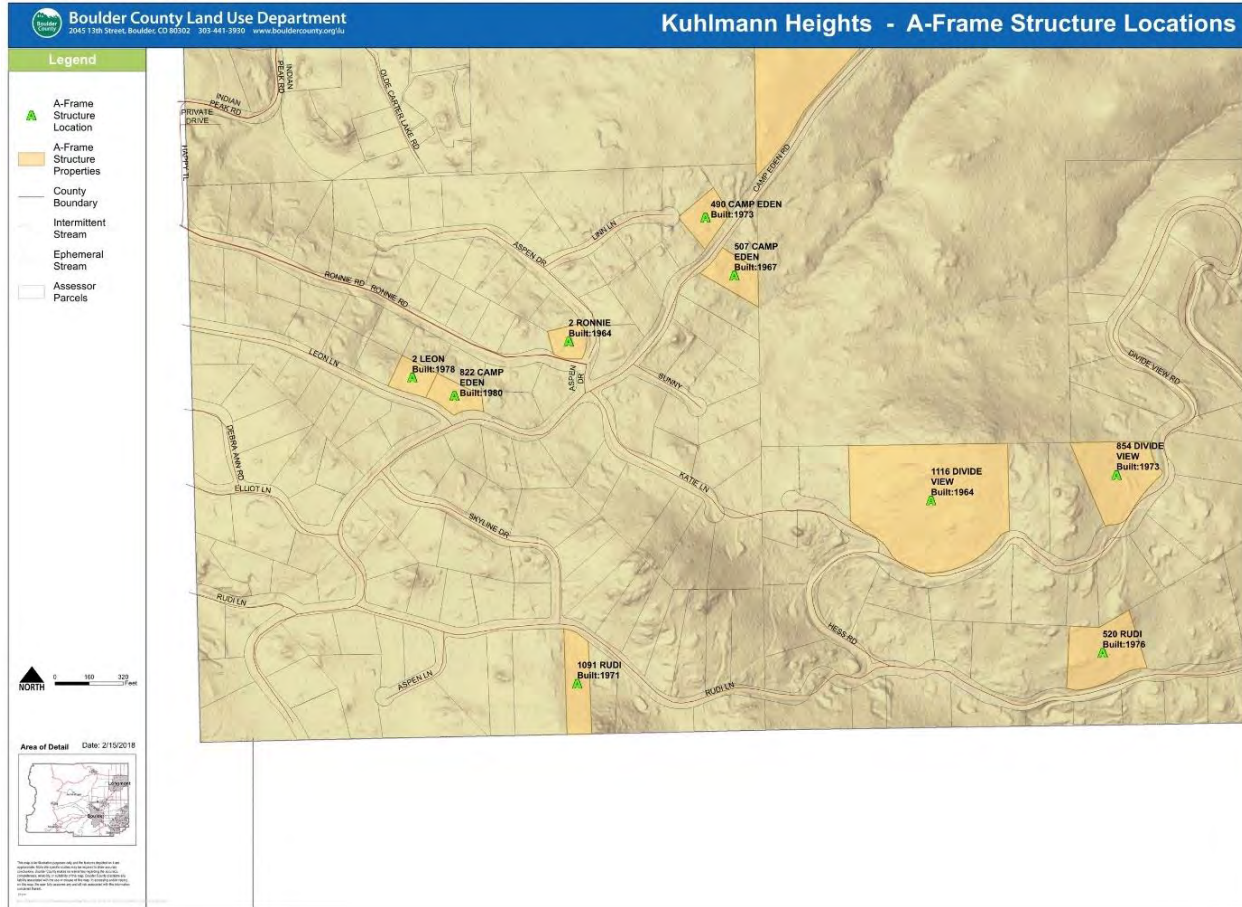
Another subdivision with a large concentration of A-frames that did not require property owners to work with specific architects or builders was Kuhlmann Heights. The first addition of Kuhlmann Heights, which is located in the Coal Creek Canyon area, was platted in 1955, with the third section filed just two years later in 1957. Emrich Rudolph (Rudi) Kuhlmann, his wife Elsie, and Sylvia Shimley platted Kuhlmann Heights with covenants that deemed only single-family properties were to be constructed, and they must be larger than 400 square feet on the ground floor. The Kuhlmann Heights subdivision was not their first foray into mountain development, as Rudi and Elsie Kuhlmann were partially responsible for the development of other subdivisions in Coal Creek Canyon including Sylvan Heights and Georgian Woods in 1952 and Vonnie Claire Heights, Blue Mountain View, and Lillis Lane in 1953.<sup>165</sup> With the exception of the minimum ground floor square footage requirement dictated in the subdivision covenants, there is no other known requirement of owners to work with specific builders or to construct in a certain style. Ten A-frames are located in Kuhlmann Heights, built between 1964 and 1980 by at least four distinct builders. A majority of the A-frame examples in Kuhlmann Heights are more modest in massing and design.

<sup>165</sup> Cathleen Norman, "Historic Contexts Report 1999-2002 Cultural Resources Survey of Unincorporated Jefferson County" (Preservation Publishing, Lakewood, CO: for Jefferson County Historical Commission, Jefferson County Archives and Records Management, Jefferson County Planning and Zoning Division, December 30, 2002), 112.



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Map 7. Map showing A-frames within the Kuhlmann Heights subdivision.

The Boulder Heights subdivision is located 6 miles northwest of Boulder along Lee Hill Road and features five A-frame buildings. The A-frames in Boulder Heights also were built by a variety of different builders or contractors, with four different builders identified. The first addition of Boulder Heights was opened in 1957 as the product of Boulder developer Bill Stasick. Stasick is responsible for a large number of developments in Boulder including Pine Valley, Lyons Park Estates, Lyons Valley Park, Pine Brook Hills, and Carriage Hill Estates. As his first foray into the Boulder real estate development business, he purchased the land that would become Boulder Heights with a partner, Joe Ernie, in 1957. Prior to becoming Boulder Heights, the 1,000-acre tract of land was the Johnson Ranch. After they purchased the property, they worked with a Denver financier so they could begin development.<sup>166</sup> The first addition opened to prospective residents in 1957, with a grand opening for the second addition held the following year. The A-frames within Boulder Heights appear to be more substantial in massing and involved in design, indicating they may have been used as primary residences, and may have been more likely to be architect designed, rather than the product of a kit or pre-fabricated.

<sup>166</sup> Frank Gay, "Bill Stasick King of the Mountain," *Sunday Camera Magazine*, October 14, 1984.

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*Map 8. Map showing geographic concentration of A-frames in the Boulder Heights subdivision.*

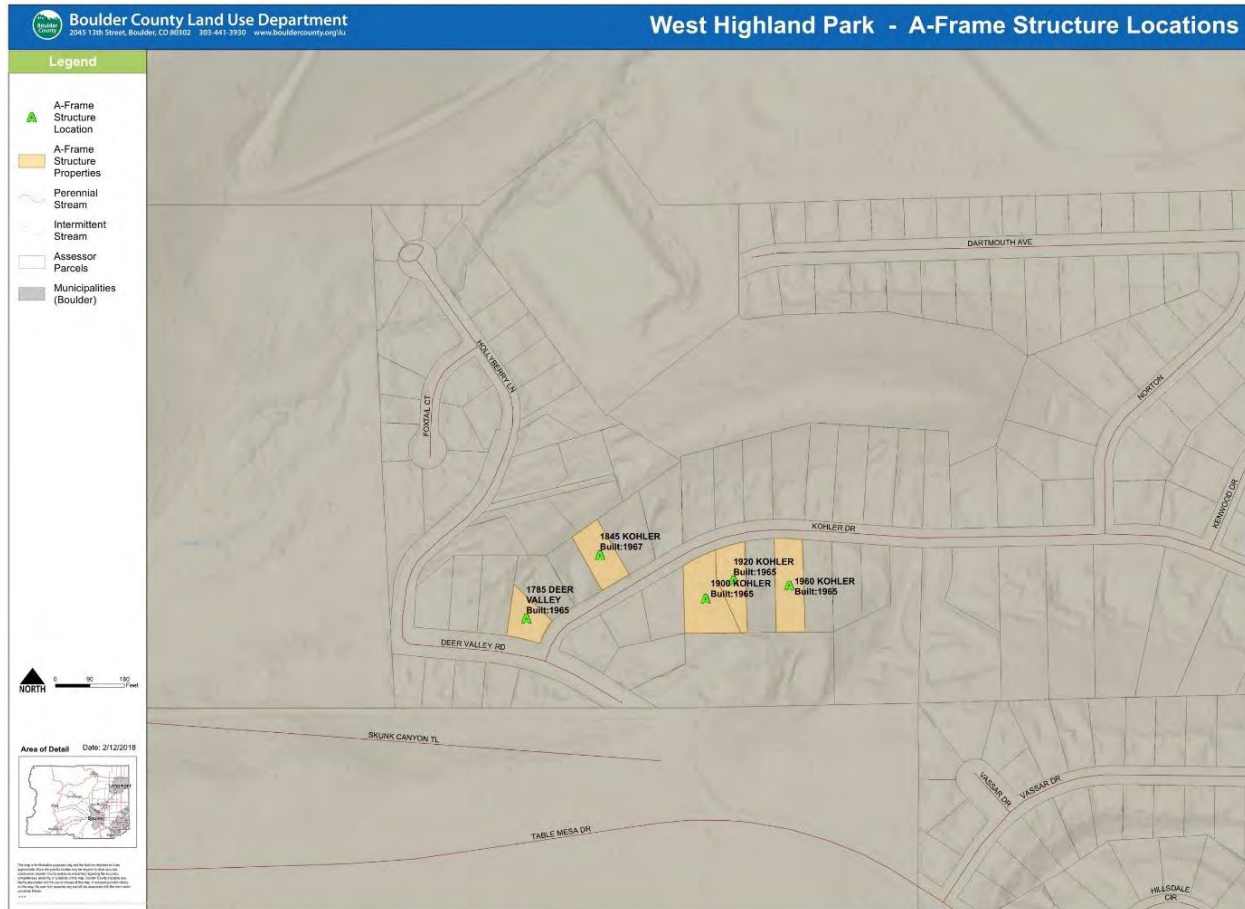
The West Highland Park subdivision, within the Boulder City limits, at one point contained at least six A-frames built between 1965 and 1967. West Highland Park was platted in 1964 by the Hall-Irwin Construction Company of Greeley, Colorado. The original Highland Park subdivision was built on either side of Broadway, south of Baseline Road on the former Kohler Farm property. This original portion was acquired in the early 1950s by Turnpike Builders, Inc., a development company based in Greeley. The original Highland Park subdivision consisted of five models of modest postwar homes.<sup>167</sup> The West Highland Park Subdivision, which was added approximately a decade after the original Highland Park Subdivision was started, contains much larger, architecturally unique residences. The size of the houses and location within Boulder city limits indicates these were likely used as primary residences. Building permits show all of the A-frame houses within West Highland Park were designed by the Horizon Building Company, with an entity referred to as Ellgen sometimes serving as the contractor. A majority of these A-frame homes have been demolished or heavily modified in recent years.

<sup>167</sup> Bryant and Schomig, "Historic Context and Survey of Post World War II Residential Architecture Boulder, Colorado," 110-111.



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Map 9. Map showing geographic concentration of A-frames in the West Highland Park subdivision.

One platted development within the Nederland city limits, Big Springs, contains a high concentration of A-frames (nine) in the county. Big Springs was initially platted by Big Springs Co. in 1963, with the third filing platted four years later in 1967. The development frequently advertised its “magnificent” lake and alpine view properties in the *Boulder Daily Camera* newspaper (see Figure 49).<sup>168</sup>

<sup>168</sup> “Magnificent Alpine and Lake View,” *Boulder Daily Camera Focus Magazine*, July 19, 1964, 6.

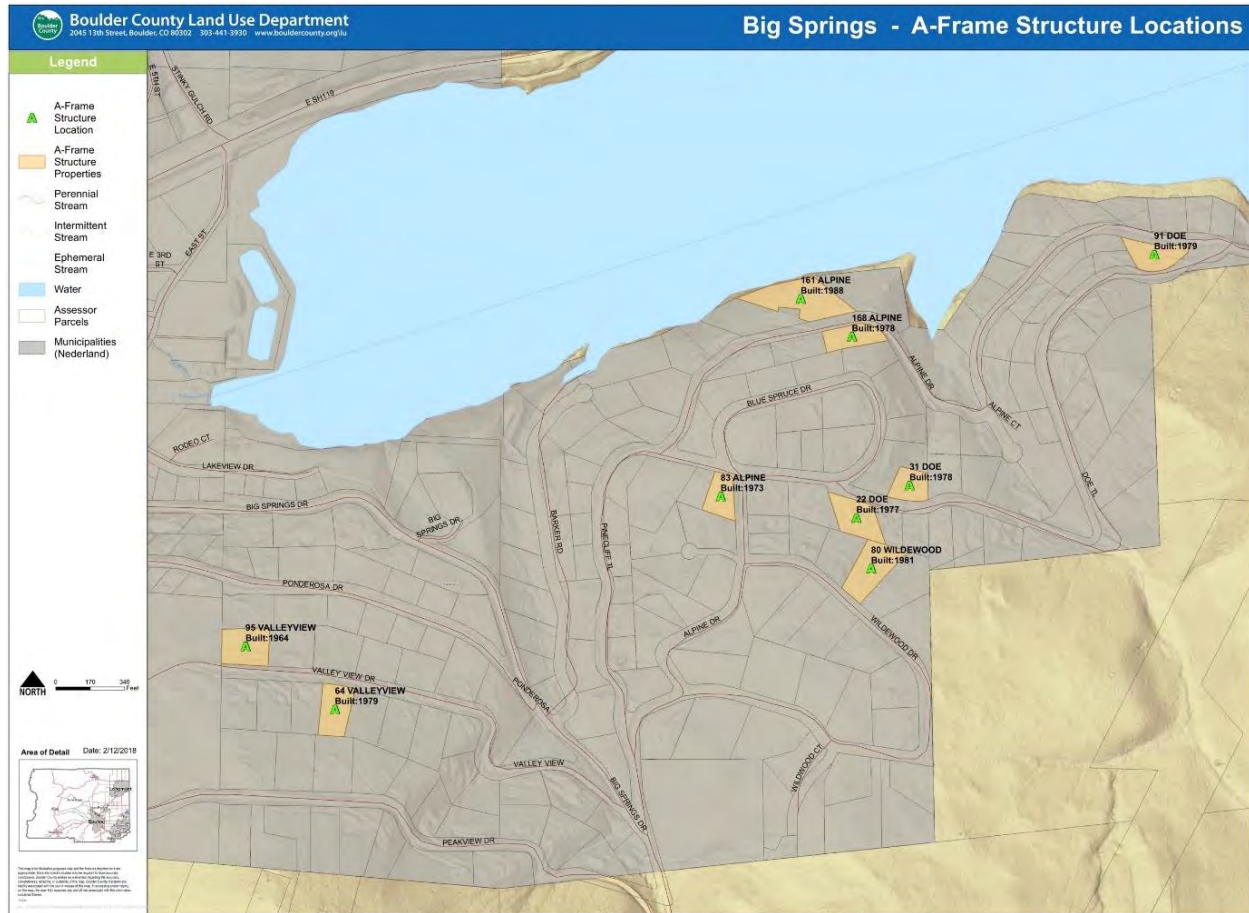


Figure 49. Big Springs Park Subdivision advertisement, Boulder Daily Camera, September 20, 1964.<sup>169</sup>

The Big Springs development also exhibited one of its models in the 1965 Home and Garden Show in Denver, undoubtedly attracting Denver metro families to Boulder County to consider purchasing mountain vacation home property. The 330-acre development offered sites from 1 to 5 acres on which they would construct cabins from several models. Given the concentration of A-frames within the subdivision, it appears that at least one A-frame design was included within their models to choose from. As the focus of this study was unincorporated areas within Boulder County, the Big Springs development and the A-frames within it were not studied at length.

<sup>169</sup> "Exclusive Alpine and Lake Shore Sites," *Boulder Daily Camera*, September 20, 1964.





Map 10. Map showing geographic concentration of A-frames in the Big Springs Subdivision.

## I. Boulder County's unique/rare A-frames

There are a few examples in Boulder County that, upon initial review, appear to be relatively unique, or rare, either because of their type, history, or materials used. Because of the few remaining unaltered architect-designed examples, those A-frames that can be definitively tied to a specific architect are considered rare within the county as well (see Figures 50 through 56). The remaining A-frame by Richard Brown at 1412 Sunshine Canyon Drive appears to be an intact, high-style example of an A-frame within the county, as well as 2935 3<sup>rd</sup> Street designed by John Thacker. The A-frames within West Highland Park subdivision are all examples of high style, architect designed A-frames. Further research is necessary to determine the extent of alterations to these homes, and whether any retain sufficient elements of their original design to serve as good examples of high-style, A-frame architecture.

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*Figures 50 through 53. Examples of larger, architect designed A-frames in Boulder County. Clockwise from top left: 1412 Sunshine Canyon Drive, Unincorporated; 2935 3<sup>rd</sup> Street, Boulder; 1785 Deer Valley Road in the West Highland Park Subdivision, Boulder; 1845 Kohler Drive in the West Highland Park Subdivision, Boulder.<sup>170</sup>*

<sup>170</sup> Bull, "Boulder's Cliff-Hanging Houses"; Jessica Fasick, *Photograph of 2935 3rd Street*, November 2017, November 2017, Boulder County Land Use Files; "Property Search."



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*Figures 54 through 56. Examples of larger, architect designed A-frames within the West Highland Park Subdivision in Boulder. Clockwise from top left: 1900 Kohler Drive, 1920 Kohler Drive, 1960 Kohler Drive.<sup>171</sup>*

As the only multi-family A-frame examples in the county, the A-frames built by Bud Stoecker at 705-709 Baseline Road in Lafayette are unique (see Figure 57). There are also very few examples in the county to employ the arched (gothic) roof form, as found in 83 Alpine Drive in Nederland. Finally, although many examples in the county are built upon a full-story basement, providing additional living space or storage, few have been found that are supported on piers, as exemplified in 520 Rudi Lane (see Figure 58). Further individual evaluation of various A-frames will likely identify additional rare and unique types, unidentified during the brief reconnaissance effort completed during this project.

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<sup>171</sup> "Property Search."



Figure 57. 709 Baseline Road, Lafayette. Example of multi-family A-frame.<sup>172</sup>



Figure 58. 520 Rudi Lane, Unincorporated. Note the piers supporting the deck and roofline.

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<sup>172</sup> "Property Search."



## J. Decline of A-frames in Boulder County

A-frame construction in Boulder County had largely ceased by the mid-1980s, with a few outliers constructed during the 1990s. Multiple factors likely contributed to the demise of the A-frame. The rise of timeshares and condos provided vacationers additional options beyond single-family vacation home ownership. Those still seeking single-family vacation homes were no longer looking for the small, remote cabin in the woods, but rather a true second home with all the space and amenities of their primary residence. This trend is exemplified in the evolution in models offered by Delta A-frames, from the modest Alpine A-frame cabin among the original offerings, to the massive Savoy, a full four-bedroom vacation home available in the 1980s (see Figures 59 and 60). The specifications for the models show that the largest version of the Savoy was nearly five times larger than the largest version of the Alpine model.

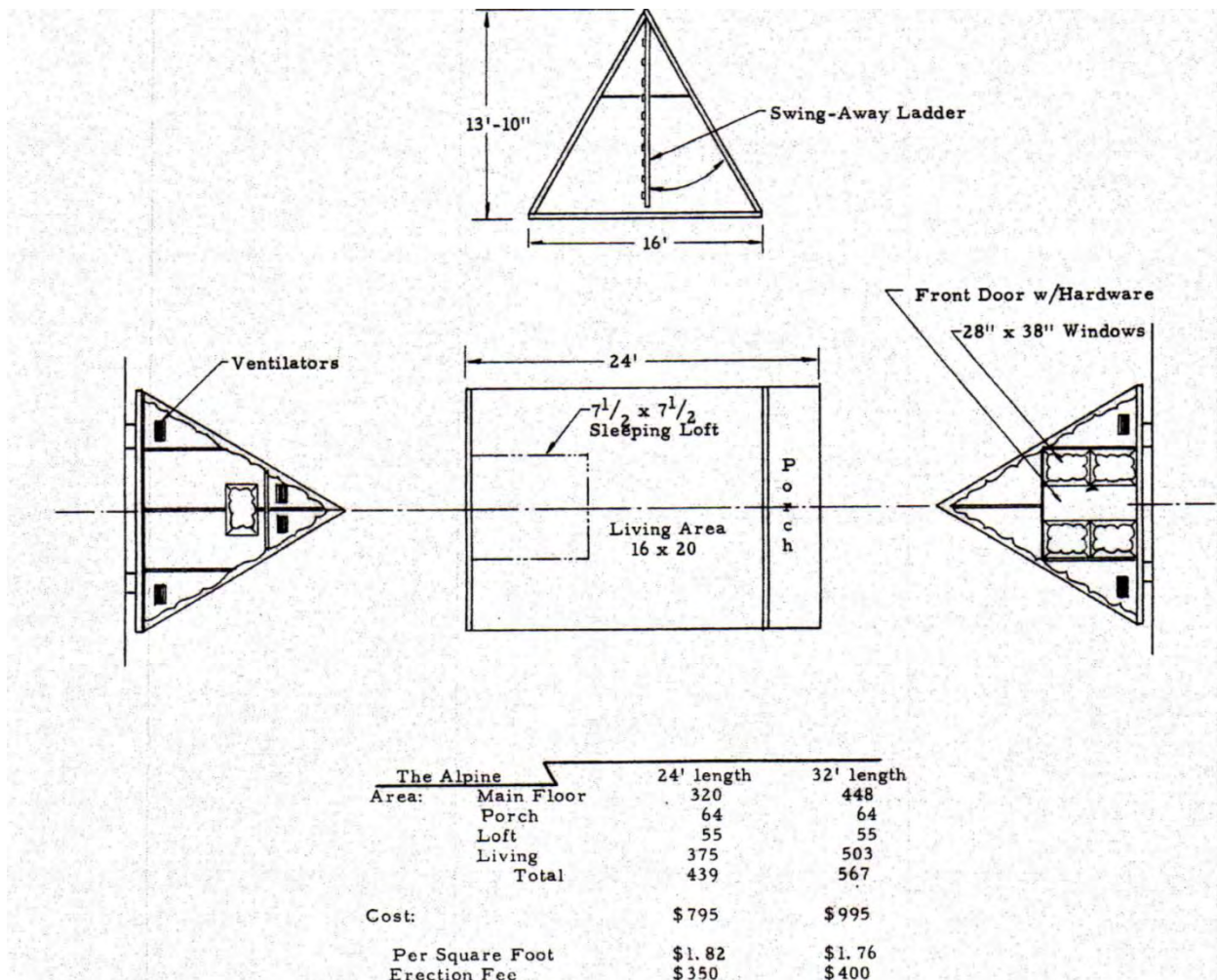


Figure 59. Drawings of the Alpine model by Delta Vacation Homes in 1964.<sup>173</sup>

<sup>173</sup> Delta Vacation Homes, "Delta Imagineered Vacation Homes 1964 Brochure."

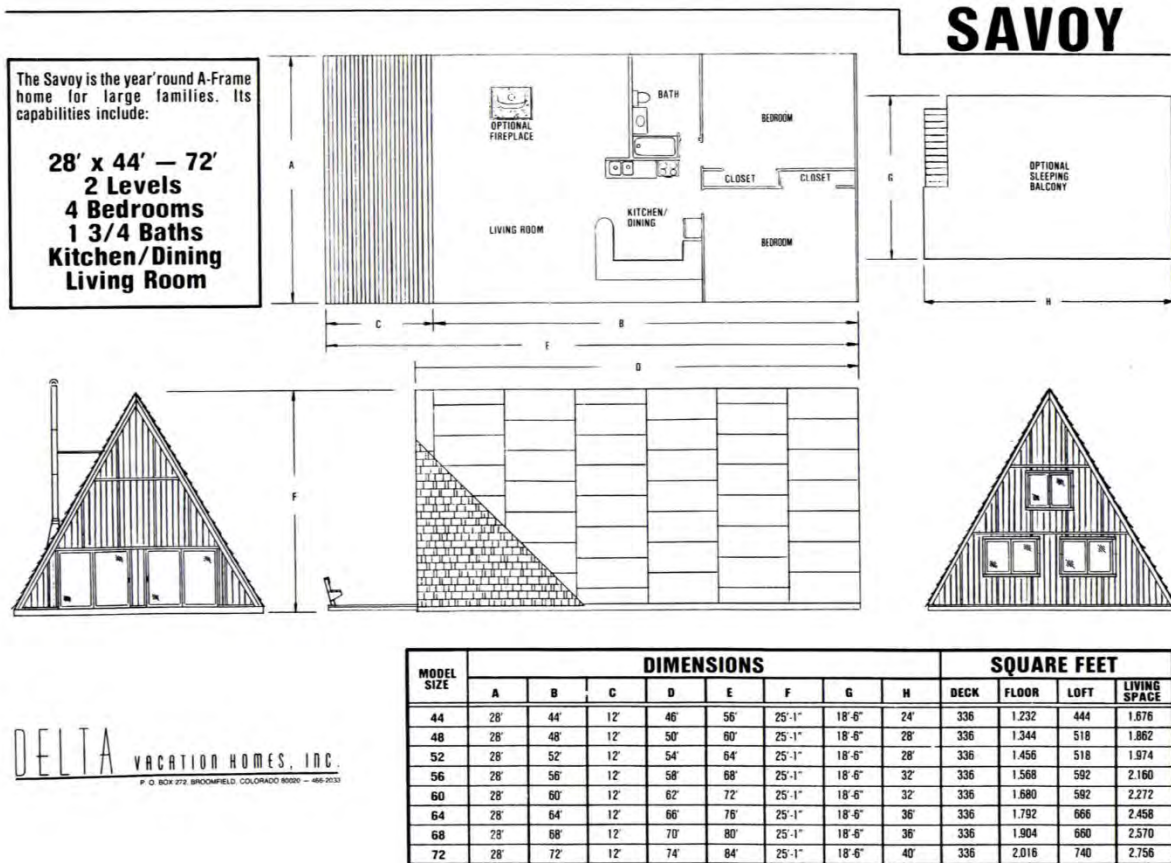


Figure 60. Drawings of the Savoy model by Delta Vacation Homes in 1982-1983. Note the large difference in living square footage (1,676-2,756 square feet) compared to the Alpine model (439-567 square feet) from 1964.<sup>174</sup>

New A-frames were no longer built, and extant A-frames were purchased not necessarily for the house itself, but for the land it sat on. When Cathy Faughnan and her family were looking for a mountain home, they were not specifically seeking an A-frame, but rather had a cabin on some water in mind. They ultimately bought their well-maintained A-frame at 833 Hemlock Drive for the land; however, they have come to embrace their A-frame with the scalloped bargeboard and amazing views from the expansive windows. In addition, Cathy's parents owned an A-frame elsewhere in Colorado, contributing to a homey and nostalgic feeling toward her new family vacation home.<sup>175</sup>

Randl also notes the decline in A-frame popularity was a result of "changing tastes and fading fashion...to some, the A-frame was a spent trend, an idea whose time had passed." Other more practical aspects likely played a role as well. As Caroline Burr, the owner of the A-frame at 8343 West Fork Road noted, their A-frame lacks storage. She has to get creative in order to find a place for all their supplies, and

<sup>174</sup> Delta Vacation Homes, "Delta Vacation Homes 1982 Brochure."

<sup>175</sup> Cathy Faughnan, "A-frame," November 30, 2012.

keeps “kitchen pans in the linen closet; kitchen appliances in the laundry room.”<sup>176</sup> There is also the issue of headroom, with owners noting they were forced to lean over in upstairs bedrooms because of the angled roof, and the “unusable space in the ‘corner’ triangles.”<sup>177</sup> In addition, rodents would often nest under the roof overhangs of homes that were only occupied seasonally. Poor insulation and ventilation was also noted by homeowners as problematic. Despite these complaints, many homeowners still value and enjoy their A-frames, especially the views captured through the often-expansive windows, the cathedral height ceilings, and the cozy, intimate feeling their mountain home affords them. The owner of 168 Divide View noted the popularity of their A-frame on Airbnb, perhaps indicating the nostalgia felt for the emblematic building form. With the current trend toward do-it-yourself tiny houses, A-frames are one of many small cabin designs that might meet these demands.

## **K. Lost A-frames**

Boulder County has already lost many excellent A-frame buildings to demolition or extreme alteration to the extent that evidence of the original A-frame building is no longer visible. Many of these losses were architect designed. Notably, 594 Wild Horse Circle, designed by Wallace Palmer, and 880 Sunshine Canyon Drive, designed by Richard Brown (see Figures 61 through 63). In addition, 1905 Kohler Drive, within the Boulder city limits, was also demolished (see Figures 64 and 65). Located within the West Highland Park subdivision, it was likely the design of Horizon Homes. A more modest example at 75 Sugarloaf was also demolished.



*Figure 61. 594 Wild Horse Circle, Unincorporated, prior to demolition.<sup>178</sup>*

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<sup>176</sup> Caroline Burr, “A-frame Architecture in Boulder County Survey,” October 16, 2017.

<sup>177</sup> Phillip Stern, “Re: Your A-frame!,” November 24, 2017.

<sup>178</sup> Wallace Palmer, “Exterior of 594 Wild Horse Circle,” n.d., 594 Wild Horse Circle File, Boulder County Land Use.





Figure 62. 594 Wild Horse Circle prior to demolition.<sup>179</sup>



Figure 63. 880 Sunshine Canyon Drive, Unincorporated, prior to remodel.<sup>180</sup>

<sup>179</sup> Wallace Palmer, "Interior of 594 Wild Horse Circle," n.d., 594 Wild Horse Circle File, Boulder County Land Use.

<sup>180</sup> "Sunshine Canyon A-frames," M. Gerwing Architects, accessed November 17, 2017, <http://mgerwingarch.com/m-gerwing/2011/05/13/sunshine-canyon-a-frames>.





Figure 64. 1905 Kohler Drive, before demolition.<sup>181</sup>



Figure 65. 1905 Kohler Drive, interior, before demolition.<sup>182</sup>

<sup>181</sup> "1905 Kohler Dr, Boulder, CO 80305 | Zillow," accessed December 1, 2017, [https://www.zillow.com/homedetails/1905-Kohler-Dr-Boulder-CO-80305/13181588\\_zpid/](https://www.zillow.com/homedetails/1905-Kohler-Dr-Boulder-CO-80305/13181588_zpid/).

<sup>182</sup> "1905 Kohler Dr, Boulder, CO 80305 | Zillow."

## 8. A-frame Character-defining Features, Variations, and Subtypes in Boulder County

### A. What is and is not an A-frame

#### (1) Nuances of what is and is not an A-frame

A typical A-frame seems simple enough to define: a small, simple, triangular-shaped building. As the project progressed, however, variations of the type began to appear that posed difficult questions as to what is, and what is not, a true A-frame. The unique angles and lines utilized in modern architecture during the 1960s and 1970s can cause confusion when determining whether a building is an A-frame, or whether it simply employs unique geometric lines and roof structures common to more general designs of the era.

As a result, the project team developed a simple definition of an A-frame based on the relationship between the A-shaped roof truss system and the building's main living space. An A-frame is a building with a steeply pitched, symmetrical roof truss system that accounts for at least one-third of the main living story wall. A knee wall, which prevents the roof structure from extending completely to the ground or floor level, may be present. The knee wall may not account for more than two-thirds of the height of the main floor. A garden-level basement or garage may be present underneath the A-frame, but the A-frame roof truss system must still account for at least one-third of the main living floor. Buildings that include half an A-frame truss or an asymmetrical A-frame truss are not considered A-frames.

When determining whether a building is an A-frame type, it is also important to keep in mind the dimensions of a structure. A-frames as a type are meant to function primarily as cabins and vacation homes. As such, typical A-frames should be less than 1,000 square feet. Larger A-frames are likely to be modified A-frames, or architect-designed subtypes of A-frames. If a building includes an A-frame form as a component of a larger building, the A-frame form must be the primary element of the building to be a good example of the A-frame type.

#### (2) Examples

##### (a) *Relationship between roof truss and main living story*

Buildings that have steep-pitched, A-frame-like rooflines must have main living story walls that do not exceed two-thirds of the full story height. If rooflines do not extend along at least one-third of the main living story, the building in question is not an A-frame (see Figures 66 and 67).

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Figure 66. 1088 W Kelly Road, Unincorporated. This building was not considered an A-frame. It has a steeply pitched roof; however, the walls on the first floor are nearly full height.<sup>183</sup>



Figure 67. 118 Grizzly Drive, Unincorporated. This building is considered an A-frame. Although it has knee walls preventing the roofline from reaching the ground, the knee walls do not constitute more than two-thirds the height of the full main floor. In addition, early assessor's notes of the interior show an open first floor with a loft, typical of A-frame designs.<sup>184</sup>

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<sup>183</sup> "Property Search."

<sup>184</sup> "Property Search."

**(b) Truncated or clipped peaks**

The A-frame form may be clipped or truncated at the peak; however, the intent of the steeply pitched roof truss must still be apparent (see Figure 68).



Figure 68. 115 Park Street, Lyons. This building is an example of a flat-top or clipped A-frame.<sup>185</sup>

**(c) A-frames as part of larger building**

Many buildings that incorporated elements of the A-frame form were identified (see Figures 69 through 72). However, the A-frame form is often surrounded by a larger building or is a small part within a larger addition. As the quintessential A-frame is a modest-sized, cabin-like building, roughly 500-800 square feet, it is likely that these larger, more extensive examples in which the A-frame only comprises a small portion of the entire building were architect-designed, high-style examples experimenting with the form, or represent later additions and alterations. One exception to this is the modified A-frame, which consists of the A-frame form with wings on one or both sides of the A-frame.

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<sup>185</sup> "Property Search."



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*Figure 69. 0 B&M Street, Ward. This property is not considered an A-frame. While the original A-frame form is visible within the roofline of the building, multiple large additions have nearly encapsulated the A-frame form.<sup>186</sup>*



*Figure 70. 78 Evergreen Way, Unincorporated. This property is not considered an A-frame. The A-frame form is visible in the center of the building, but multiple intersecting additions have been added on both sides, perpendicular to the A-frame.<sup>187</sup>*

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<sup>186</sup> "Property Search."

<sup>187</sup> "Property Search."

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*Figure 71. 1845 Kohler Drive, Boulder. This represents a high-style, architect-designed example of experimentation with the A-frame form. While multiple additions and alterations were made to the residence over the years, the A-frame form is still visible on the far left of the building. The basic A-frame form is still retained as the main massing of the building, with a smaller, mirror A-frame located parallel to the main A-frame. This building is considered a high-style example of an A-frame.<sup>188</sup>*



*Figure 72. 101 Hickock Trail, Unincorporated. This building is considered a modified A-frame. It has wings on the side; however, these wings do not dominate the building and the A-frame form is still the focus of the building.<sup>189</sup>*

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<sup>188</sup> "Property Search."

<sup>189</sup> "Property Search."



**(d) Asymmetrical roof truss systems**

Buildings that feature an extremely pitched roof on one side and more traditional roof framing on the other are not considered A-frames, as they lack the symmetrical roof truss system (see Figures 73 and 74).



*Figure 73. 177 Deer Valley Road, Boulder. Note the steeply pitched roof on the right side of the building, creating a “half A-frame” effect. This is not considered an A-frame as it does not employ the symmetrical, triangular A-frame truss structure.* <sup>190</sup>



*Figure 74. 324 Granite Drive, Unincorporated. This example features a steeply pitched roofline in the center of the building, above the entryway. Because the A-frame structure is only executed all the way to the ground on one side, this is not considered an A-frame.* <sup>191</sup>

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<sup>190</sup> “Property Search.”

<sup>191</sup> “Property Search.”

## **B. Character-defining features and variations**

### **(1) Discussion of primary character-defining features**

The following are the primary character-defining features for A-frame houses:

- A-shaped roof/wall truss system
- Deep, overhanging eaves/gable ends
- Large glazing configurations extending across entire facade of one or more walls
- Wood materials for original wall and roof cladding (asphalt, vinyl, aluminum, or steel typically are replacement materials)
- Expansive porches/decks on front and rear walls
- Skylights and modest dormer windows on side walls to add interior light
- Foundations of stone, concrete, or presence of wooden or concrete piers to provide storage space of garage below first level
- Concrete knee walls no more than two-thirds the height of the first story
- Stylistic variations such as Swiss elements (scalloped bargeboard or chalet-style decorative features) or Asian-elements (long, narrow wood strips in gable ends, terra cotta roof tiles) (see Figures 82 through 83)
- Rustic elements such as stone chimneys and rough-hewn elements including porches and decks (see Figure 84)

The most important character-defining feature of the standard A-frame is the A-shaped roof/wall truss system. Standard A-frame roof trusses are steeply pitched, often at 60 degrees. Trusses generally extend uninterrupted from the ridgeline of the roof to the foundation, near or at ground level. The A-shaped structure formed by these trusses should be the dominant feature of the standard A-frame building (see Figures 75 and 76).

The gable ends of the standard A-frame usually feature overhanging eaves. One gable end generally features the front entrance and one or both gable ends often feature large glazing configurations, sometimes extending the entire length of the facade. Glazing configurations can vary by climate and location, with more remote A-frames in colder climates sometimes having smaller or no glazing in the gable ends to reduce maintenance and reduce interior heat loss.



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Standard A-frame roofs and side walls are usually covered with cedar shingles. Asphalt shingles, aluminum, or steel are often replacement materials. Exterior cladding on gable ends often consists of tongue and groove wood siding, board and batten wood siding, plywood sheathing, or cedar shingles. Foundations are generally stone, natural rock, concrete block, or poured concrete. Foundations can be full foundations or piers.



*Figures 75 and 76. Examples of standard A-frames. Left: 3653 Fourth of July Road, Unincorporated. Right: 847 Hemlock Road, Unincorporated.<sup>192</sup>*

**(2) Character-defining features – Exterior variations**

Exterior variations are often found with standard A-frames. These are sometimes related to region or climate. In Boulder County, variations are present in front and rear walls porches and decks, skylights and dormers, foundations and knee walls, and stylistic elements.

**(a) Porches**

Porches in A-frame houses are common. They are usually found on the front facade and extend the interior living space outdoors. Depending on the location of the main living space, these porches can be at ground level or elevated if the main living space is built on foundation knee walls, allowing for a basement or garage. Exterior loft balconies are also common. These are usually found on the front facade but can also be found on rear and side walls. Occasionally, the area of a loft porch is enclosed to create a garrison A-frame, where the loft portion of the front facade extends out beyond the primary facade surface. This type of variation may be part of the original design or an alteration (see Figures 77 through 79).

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<sup>192</sup> "Property Search."

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*Figures 77 through 79. Top: Examples of main-level and loft porches at 49045 Peak to Peak Highway, Unincorporated (left) and 116 Nugget Drive, Unincorporated (right). Bottom: A garrison A-frame where the second story overhangs the first. 1120 Lewis Lane, Unincorporated.<sup>193</sup>*

**(b) Skylights and dormers**

One of the most common critiques of the standard A-frame form is the limited amount of light the A-frame roof/walls allow into the interior living space. The use of skylights and dormer windows are a common exterior variation that attempts to alleviate this lack of interior light (see Figures 80 and 81). Larger dormers occasionally also include balconies.

<sup>193</sup> Photograph of 12191 61st Street, n.d., Boulder County Land Use Files.

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*Figures 80 and 81. Examples of skylights and dormer windows. Left: 490 Camp Eden Road, Unincorporated. Right: 71 Beaver Creek Drive, Unincorporated.*

**(c) Stylistic elements**

Stylistic elements are also sometimes added to standard A-frame exteriors. Scalloped barge boards are a common variation to A-frame rooflines and are sometimes meant to mimic the decorative style of Swiss chalets. Such decoration might be augmented by other chalet or storybook features such as diagonal glazing patterns in windows or loft balconies with scalloped trim details. Other stylistic details occasionally seen include trim and other exterior details inspired by traditional Asian architecture. These details sometimes include angled gable ends, meant to evoke Asian-style rooflines, multiple roof planes in the forms of dormers, or the use of terra cotta tile to cover roofs. A number of A-frames also exhibit Rustic style details including the use of rough-hewn lumber and stone (see Figures 82 through 84).



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*Figures 82 through 84. The addition of stylistic elements is a common variation to the standard A-frame. Left: Scalloped barge board and diamond pattern glazing details on 393 Ski Road East, Unincorporated. Upper right: Asian-inspired details on 213 High View Drive, Unincorporated (note the carved front door). Lower right: Rustic details on 98 Mine Lane, Unincorporated.<sup>194</sup>*

**(d) Foundations and knee walls**

Standard A-frame foundations are usually minimal, and the A-frame sits close to ground level. Exposed foundations and knee walls, however, are common variations on the standard A-frame in Boulder County because of rocky or steep terrain. Exposed foundations, often constructed when an A-frame is built into a hillside, can have lower levels that are open or enclosed to create garages or basements. Knee walls (not exceeding two-thirds the height of the main living space) are a common way to alleviate difficult to use interior space where roof/walls meet horizontal floors. A-frame trusses may either rest on the foundation knee wall or continue past the knee wall and extend to the ground as exposed rafter tails. Standard A-frames may also be set on wooden stilts or concrete piers (see Figures 85 through 88).

<sup>194</sup> Photograph of 213 High View Drive, n.d., Boulder County Land Use Files.



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*Figures 85 through 88. Clockwise from upper left: Elevated A-frame and enclosed foundation (91 Doe Trail, Nederland); exposed rafter tails resting on knee wall (98 Mine Lane, Unincorporated); Exposed rafter tails extending to the ground (208 Wild Tiger, Unincorporated); Concrete pier foundation (1120 Lewis Lane, Unincorporated).<sup>195</sup>*

**(e) Other exterior variations**

Other exterior variations include notched roof/walls for recessed window and door openings. This is a less common exterior variation but allows for additional natural light to enter the interior and provides entrances on side walls. An additional exterior variation is the placement of a chimney in the gable end of the A-frame.

While most standard A-frames utilize small wood-burning stoves with chimneys vented through the roof/wall, some A-frames feature large Ranch-house style chimneys in one of the gable ends (see Figures 89 and 90).

<sup>195</sup> "Property Search"; Susan Bloomquist, "208 Wild Tiger Road Exterior," n.d., Susan Bloomquist Personal Collection; *Photograph of 12191 61st Street*, n.d., Boulder County Land Use Files.

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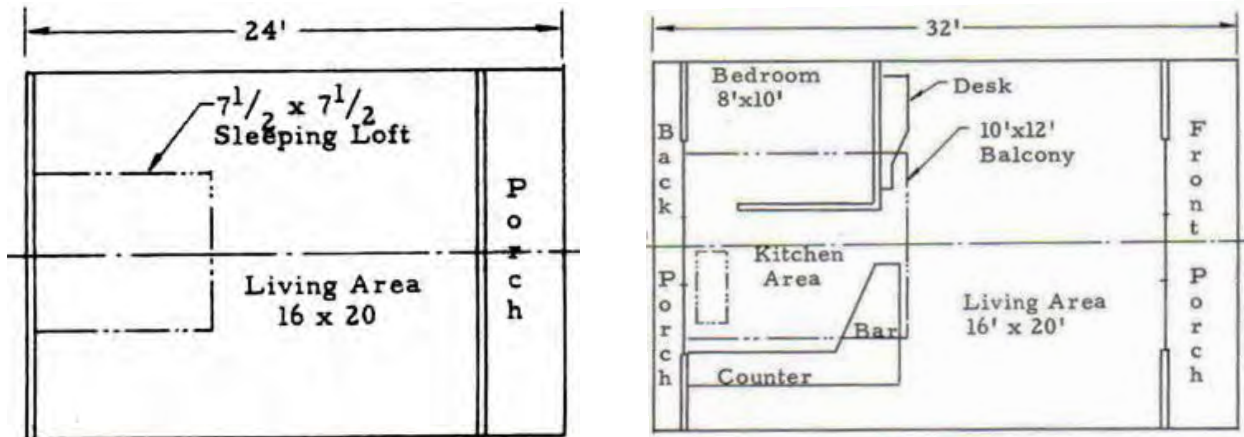
*Figures 89 and 90. Additional exterior variations include notched roofs/walls to accommodate recessed window and door openings and the placement of large Ranch-style chimneys in the gable end such as at 12738 Sheramdi Street, Unincorporated.<sup>196</sup>*

**(3) Character-defining features – Interior**

The standard A-frame has a characteristically open interior (see Figures 91 and 92). The main living space is usually located on the first floor and consists of an open living room space adjacent to the front gable and large glazing configuration. This living room space is characteristically open to the ceiling rafters. A kitchen, bath, and various service spaces occupy the rear portion of the main floor and feature a standard ceiling. Above the kitchen, bath, and service spaces is a loft area, usually featuring one or two bedrooms. This loft area is usually open to the living room area below. Depending on the foundation, a garage or basement living space may also be present.

<sup>196</sup> Photograph of 12738 Sheramdi Street, n.d., Boulder County Land Use Files.

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Figures 91 and 92. Interior plans from Delta Vacation Homes. Left: The Alpine model, featuring the standard A-frame interior of the open main living area and lofted sleeping area. Right: The larger Contemporary model that includes a kitchen and bedroom on the main floor but maintains the open living area on the main floor and sleeping loft above.<sup>197</sup>

#### (4) Outbuildings

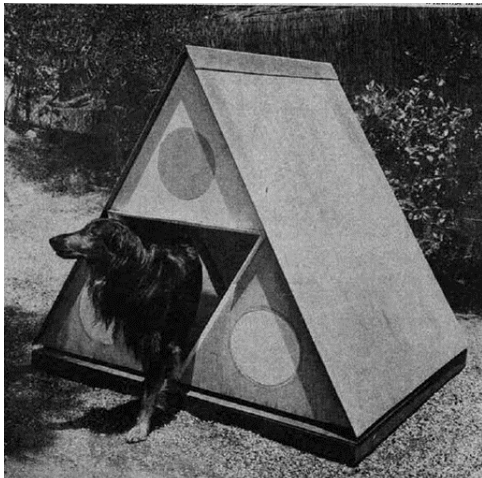
Standard A-frames occasionally feature outbuildings that are designed and built to echo the primary A-frame building. These outbuildings can display great variety in form and style but are meant to reinforce the uniqueness of the standard A-frame property type (see Figures 93 through 97). Such outbuildings might include:

- Garage
- Shed
- Outhouse
- Greenhouse
- Doghouse
- Bird house
- Mailbox
- Playhouse/treehouse

<sup>197</sup> Delta Vacation Homes, "Delta Imagineered Vacation Homes 1964 Brochure," 1964.



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Figures 93 through 97. Examples of A-frame outbuildings. Clockwise from upper left: garage at 507 Camp Eden Road, Unincorporated; outhouse at 128 Cabin Creek Road, Unincorporated; garden shed; dog house shown in *Sunset: The Magazine of Western Living*; and bird house also shown in *Sunset: The Magazine of Western Living*.<sup>198</sup>

<sup>198</sup> Bill Meyerriecks, "Time for Greenhouse Is Right Now," *Boulder Daily Camera*, March 28, 1964; "A-frame Dog House," *Sunset*, January 1967; "The Dog Likes It," *Sunset: The Magazine of Western Living*, February 1959, 84.



### C. Subtypes of the A-frame form

Subtypes of the standard mountain type A-frame form can be understood as attempts to mitigate two of the most common critiques of the standard A-frame: the lack of natural light in interior spaces and difficulty in utilizing floor space in the angles between horizontal floors and the angled roof/wall plane. Variations in A-frame trusses include the arched or Gothic A-frame, the gambrel A-frame, and the flat-top A-frame. Variations in A-frame massing include the double A-frame, the A-frame with wings, the nested A-frame, and the staggered A-frame. When evaluating these variations, it is important that the A-frame be the dominant form and that the property retain the character-defining features outlined in Section 8.B. The different variations in the A-frame form are shown in Figure 98 and outlined below.

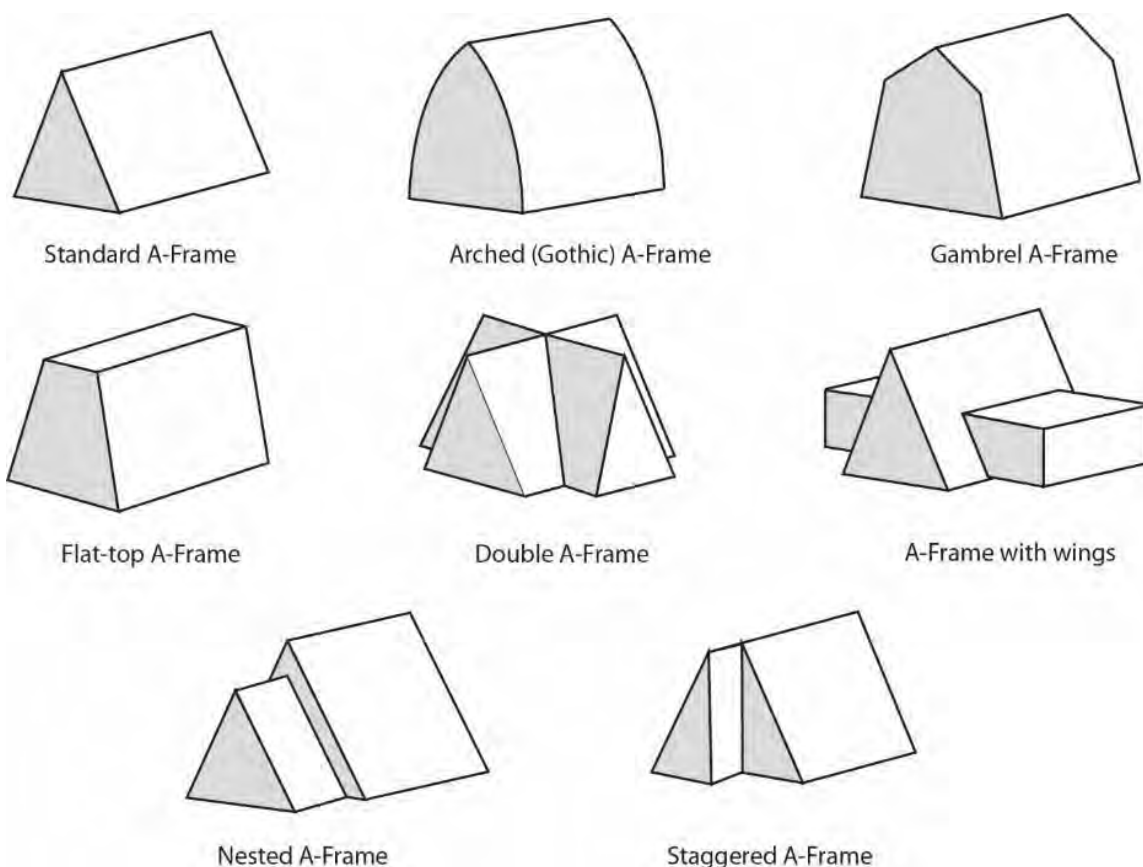


Figure 98. Illustrations of the various subtypes of A-frame forms.

#### (1) Arched (Gothic) A-frame

The arched, or Gothic, A-frame utilizes arched trusses in place of the straight-sided A-shaped trusses of the standard A-frame. The arched truss allows for increased interior space both in lofted floors and on the main floor, where the arched truss increases the angle at which the roof/wall meets the horizontal flooring. The arched A-frame maintains the standard gable ends and glazing configurations (see Figure 99).

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*Figure 99. Example of Arched (Gothic) A-frame at 83 Alpine Drive, Nederland.<sup>199</sup>*

**(2) Gambrel roof A-frame**

The gambrel roof A-frame utilizes gambrel roof trusses in place of the straight-sided A-shaped trusses of the standard A-frame. The gambrel truss allows for increased interior space both in lofted floors and on the main floor, where the gambrel truss increases the angle at which the roof/wall meets the horizontal flooring. The gambrel A-frame maintains the standard gable end and glazing configurations (see Figure 100).



*Figure 100. Example of gambrel roof A-frame at 1960 Kohler Drive, Boulder. The large, non-A-frame additions to the rear of the property compromise the integrity of the gambrel roof A-frame portion.<sup>200</sup>*

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<sup>199</sup> "Property Search."

<sup>200</sup> "Property Search."

**(3) Flat-top A-frame**

The flat-top, or clipped, A-frame utilizes a flat-top roof truss in place of the straight-sided A-shaped trusses of the standard A-frame. The flat-top truss allows for increased interior space in lofted floors by eliminating unusable space in the roof peak. Flat-top A-frames maintain standard gable ends and glazing configurations (see Figure 101).



*Figure 101. Example of a flat-top or clipped A-frame at 1900 Kohler Drive, Boulder.<sup>201</sup>*

**(4) Double A-frame**

The double A-frame is composed of two A-frame units set perpendicular relative to each other. These A-frame units may intersect in ways that create T-, L-, or cruciform-plan layouts. The double A-frames can use the standard, arched, gambrel, or flat-top roof. The A-frames maintain standard gable ends and glazing configurations. By combining two A-frame units, builders potentially double the amount of natural light entering the interior of the building (see Figure 102).

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<sup>201</sup> "Property Search."



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Figure 102. Example of a double A-frame at 12191 61<sup>st</sup> Street, Unincorporated.<sup>202</sup>

**(5) A-frame with wings (modified A-frame)**

The A-frame with wings is a standard, arched, gambrel, or flat-top A-frame that also includes one or two wings. The wing or wings attach to the main A-frame building at side walls, meaning the A-frame portion of the building maintains its standard gable ends. Wings may have flat rooflines or front or side gable roofs. The addition of one or two wings to an A-frame allows for increased interior space and natural light (see Figures 103 and 104).



Figures 103 and 104. Two examples of A-frames with wings (modified A-frame). Left: Ronnie Lane, Unincorporated; note that the A-frame is not a double A-frame, as the roofline of the shorter wings does not extend to the ground.<sup>203</sup> Right: 60 Timberline Road, Unincorporated.

<sup>202</sup> Photograph of 12191 61<sup>st</sup> Street, n.d., Boulder County Land Use Files.

<sup>203</sup> "Property Search."



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### (6) Nested A-frame

The nested A-frame is composed of two A-frames of differing sizes, with the smaller A-frame nested into the large A-frame. Nested A-frames are often the result of renovations, where a larger A-frame was added to a smaller A-frame building. Nested A-frames may use standard, arched, gable, or flat-top roof trusses. Nested A-frames should maintain original gable ends and glazing configurations on full exterior gables (see Figure 105).



Figure 105. Example of a Nested A-frame at 200 Rockledge Circlet, Unincorporated.

### (7) Staggered A-frame

The staggered A-frame features one gable where a portion of the A-frame truss extends beyond the main A-frame building. This results in one side of the gable end being projected and the other recessed. This staggered gable end allows for larger glazing configurations and the introduction of more natural light into the interior. The staggered gable end should be a minor feature, and the main part of the building (including the rear gable end) should be a symmetrical A-frame form (see Figures 106 and 107).



Figures 106 and 107. Example of a staggered A-frame on Peakview Road, Unincorporated. Left: The A-frame on the front wall is staggered, and slightly behind the first A-frame (as indicated by the red arrow). Right: The same property as viewed from the rear wall, which maintains the simple A-frame form.<sup>204</sup>

<sup>204</sup> "Property Search."

## 9. Evaluating and Determining Significance of A-frames in Boulder County

This section provides guidance for historians and home owners to identify, evaluate, and document A-frames in Boulder County for potential listing in the National/State Register of Historic Places, or as Boulder County landmarks. The first step involves historic research into the A-frame property or potential historic district, including whether any of the significant trends, builders, and methods described in the historic context of this document apply to the nominated property. Field survey is conducted to determine if the property displays any of the character-defining features or variations described in Section 8. The final step, as outlined in Section 9, is to determine whether the property meets the criteria of significance for the National Register, State Register, and/or Boulder County Landmark designation.

### A. Results of COMPASS database search for A-frames

A file-search of the Office of Archaeology and Historic Preservation (OAHP) COMPASS database was completed to identify those A-frame resources already surveyed within the county. The search indicated four previously surveyed A-frames located within the county (5BL9282, 5BL9814, 5BL9817, 5BL9892). One of these, however, is not actually an A-frame by definition (5BL9814). All three of the legitimate A-frames were determined field or officially not eligible for listing in the National Register according to the terms used by OAHP for field survey determinations made by cultural resource surveyors and official determinations of eligibility made by OAHP staff.

| Site No. | Resource Name                              | Address                         | Recorder                               | Determination (Year)            |
|----------|--|---------------------------------|--|---------------------------------|
| 5BL9282  | Wencel Farm, Braly Open Space              | 12191 N 61 <sup>st</sup> Street | Boulder County Parks & Open Space      | Not Eligible- Field (2003)      |
| 5BL9814* | Rock Creek Summer Home Group Lot H Roberts | Off Ski Road                    | FS Arapaho & Roosevelt National Forest | Not Eligible- Officially (2008) |
| 5BL9817  | Rock Creek Summer Home Group Lot K Hicks   | Off Rock Creek Road             | FS Arapaho & Roosevelt National Forest | Not Eligible- Officially (2008) |
| 5BL9892  | Rock Inn                                   | 25 Chesebro Way                 | SWCA, Inc.                             | Not Eligible- Officially (2007) |

*\* Not an A-frame by definition*

### B. Evaluation

After completing the field survey and historic context, documented properties should be evaluated to determine if they meet the criteria for the National Register, State Register, and/or Boulder County Landmark designation. The evaluation methodology is based on the following:

- National Register Bulletins
  - *How to Apply the National Register Criteria for Evaluation*  
(<https://www.nps.gov/nr/publications/bulletins/nrb15/>)
  - *How to Complete the National Register Registration Form*  
(<https://www.nps.gov/nr/publications/bulletins/nrb16a/>)

- Colorado State Register of Historic Properties
  - *How to Nominate a Property to the State Register* ([http://historycolorado.org/sites/default/files/files/OAHP/crforms\\_edumat/pdfs/1414b.pdf](http://historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1414b.pdf))
- Boulder County Historic Preservation Program
  - *Article 15: Historic Preservation* (<https://assets.bouldercounty.org/wp-content/uploads/2017/02/land-use-code-article-15.pdf>)
  - *Landmark Designation Application Packet* (<https://assets.bouldercounty.org/wp-content/uploads/2017/02/h02histlandmarkpkt.pdf>)

The significance of properties or potential historic districts should be determined relative to the historic context and evaluated against both the Boulder County Landmarks and National Register Criteria as outlined in the above documents.

### **C. National Register evaluation of individual properties**

As detailed in the National Register Bulletin *How to Complete the National Register Registration Form*, individual properties and potential historic districts must be evaluated under at least one of four National Register criteria:

- *Criterion A* – Properties evaluated under this criterion should demonstrate association with important historical events or trends that have made a significant contribution to broad trends of history.
- *Criterion B* – Properties evaluated under this criterion should demonstrate association with the lives of historically significant individuals.
- *Criterion C* – Properties evaluated under this criterion should demonstrate distinctive characteristics of a type, period, or method of construction, or represent the work of a master.
- *Criterion D* – Properties evaluated under this criterion have yielded or hold the potential to yield important archeological information for either prehistory or history.

Individual properties are evaluated by analyzing the property history relative to the historic context and against the National Register Criteria. If an individual property conveys significance under the National Register Criteria and retains historic integrity (see below), the property is considered eligible for listing in the National Register. A statement of eligibility should be prepared that includes:

- National Register area of significance (i.e., *Criterion A, B, C, and/or D*)
- National Register level of significance (i.e., local, state, or national)
- Period of significance
- Narrative statement of significance



- Narrative statement of integrity
- Narrative description of historic boundary, including justification
- Map delineating property boundary

**(1) Period of significance and areas of significance**

The general period of significance for Boulder County A-frames is 1960-1985. This 25-year span marks the construction of the earliest A-frames in Boulder County in 1960 and the form's decline in the mid-1980s. The period of significance for an individual property will be dependent of the site's specific history. Under *Criterion A*, the period of significance should cover the range of years that the property was associated with a significant historic trend or event. Under *Criterion B*, the period of significance should reflect the date range the building is associated with a historically significant individual. Under *Criterion C*, the period of significance should be the date of construction and/or the date of any significant alterations that add to (not detract from) a building's architectural significance. Finally, under *Criterion D*, the period of significance should reflect the period for which the property may yield archeological information. It should be noted that properties less than 50 years of age are not eligible for the National Register except under *Criteria Consideration G* for properties of exceptional historic significance. The areas of significance most applicable to individual A-frames in Boulder County include Social History, Entertainment/Recreation, and Conservation (*Criterion A*), and Architecture and Landscape Architecture (*Criterion C*).

**(a) Criterion A**

*Criterion A* can be applied to properties that are associated with events or trends that have made a significant contribution to the broad historical patterns of the country, state, or region. A number of areas under *Criterion A*, as defined by the National Register Bulletin, may be applicable to A-frame properties. These include Social History, Entertainment/Recreation, and Conservation.

*Social History*

The National Register Bulletin defines social history as "the history of efforts to promote the welfare of society; the history of society and the lifeways of its social groups."<sup>205</sup> The A-frame as a postwar vacation home represents a number of social history trends in the postwar U.S. Most notably, A-frame vacation homes represent the increase in wealth and leisure time many middle-class Americans experienced for the first time after World War II. This increased wealth and leisure time fueled the purchase and construction of vacation homes as middle-class Americans began to see vacation home ownership as an important component of the postwar "good life." Notions of the postwar good life were tied up with postwar consumer culture and postwar prosperity. In Boulder County these trends were particularly strong as the area developed its tourism and ski industries after the war. As more and more Americans sought vacation homes in new tourist areas like Boulder County, lumber and manufacturing industries met middle-class needs for affordable second homes with do-it-yourself kits and prefabricated A-frames. When considering the application of *Criterion A: Social History*, the following questions may assist in determining if a property or potential historic district possesses significance related to this theme:

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<sup>205</sup> National Park Service, *How to Complete the National Register Registration Form* (National Register Bulletin, 1997), 41.

- Does this A-frame represent the postwar trend of increased middle-class wealth and leisure time?
- Does this A-frame represent the accomplishment of the “good life” so important to postwar middle-class Americans?

#### *Entertainment/Recreation*

The National Register Bulletin defines entertainment/recreation as, “the development and practice of leisure activities for refreshment, diversion, amusement, or sport.”<sup>206</sup> In many areas, the A-frame as a postwar vacation home may have been part of the opening up of new recreational areas—in the Mountain West, in particular—characteristic of that period. When considering the application of *Criterion A: Entertainment/Recreation*, the following questions may assist in determining if a property possesses significance related to this theme:

- Does this A-frame represent the postwar trend of opening up new recreational areas, particularly in the Mountain West?
- Is this A-frame one of the first A-frames in a newly created recreational area?

#### *Conservation*

The National Register Bulletin defines conservation as, “the preservation, maintenance, and management of natural or manmade resources.”<sup>207</sup> The A-frame as a postwar vacation home has the potential to represent several themes under the category of conservation. The postwar era saw, for example, the proliferation of local state and national parks, especially in the U.S. West. The growth of these areas overlaps with Entertainment/Recreation, but have a greater emphasis on conservation of natural areas rather than their use for recreation and entertainment purposes. At the same time, the postwar period also saw a growth in the number of and participation in conservation associations like the Sierra Club. These associations not only increased the number of people using recreation areas and local, state, and national parks, but also built backcountry A-frame structures to house hikers and skiers far from resorts and vacation communities. When considering the application of *Criterion A: Conservation*, the following questions may assist in determining if a property or potential historic district possesses significance related to this theme:

- Was this A-frame part of the development of a local, state, or national park in the postwar period?
- Was this A-frame a backcountry shelter built or intended for use by conservation association members in the postwar period?

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<sup>206</sup> National Park Service, *How to Complete the National Register Registration Form*, 40.

<sup>207</sup> National Park Service, *How to Complete the National Register Registration Form*, 40.

**(b) Criterion B**

As defined by the National Register Bulletin, *Criterion B* can be applied to properties associated with an individual or individuals who have made a significant historical contribution during the period of significance. The activities for which an individual is significant would have to have taken place in the A-frame. No individuals were identified in the historic context and, therefore, most A-frame vacation homes will not be significant under *Criterion B*. Exceptions to this might include A-frames where an artist created notable works of art or an architect designed significant buildings. Although the activities must be directly associated with the A-frame, the individual's achievements can be important at the local, state, or national level.

**(c) Criterion C**

As defined by the National Register Bulletin, *Criterion C* refers to properties where structures “embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values.”<sup>208</sup> If determined significant under *Criterion C*, postwar A-frames will most likely fall under the category of Architecture or Landscape Architecture.

*Architecture*

The National Register Bulletin defines architecture as, “the practical art of designing and constructing buildings and structures to serve human needs.”<sup>209</sup> A-frames as a postwar vacation home can be divided into two types with different characteristics: architect-designed and non-architect-designed.

1) Architect-designed

Architect-designed A-frames are less common than A-frames not designed by an architect. These A-frames tend to exhibit a higher style and, if the architect is well-known, may be considered the “work of a master.” These A-frames tend to be larger and often exhibit novel materials or methods of construction, which would also potentially make them significant under *Criterion C*.

2) Non-architect-designed

Most A-frames built as vacation homes during the postwar period were not designed by architects. To be considered under *Criterion C*, these A-frames should retain the character-defining features of the standard A-frame form as described in Section 8.B. Likewise, A-frames that are particularly good examples of the variations may also be significant under *Criterion C*. A-frames constructed from purchased kits and prefabricated models may be significant for their use of novel materials or method of construction. Because A-frames not designed by architects are fairly common, it is important to closely compare potentially significant properties to similar A-frames to determine if an A-frame embodies distinctive

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<sup>208</sup> National Park Service, *How to Complete the National Register Registration Form*, 37.

<sup>209</sup> National Park Service, *How to Complete the National Register Registration Form*, 40.

characteristics or is a particularly good example of a standard form, variation, kit-built, or prefabricated A-frame.

When considering the application of *Criterion C: Architecture*, the following questions may assist in determining if a property possesses significance related to this theme:

- Is this A-frame designed by an architect? If so, does this A-frame embody unique materials or represent unique methods of construction? Is this A-frame the work of a master? Does it retain the character-defining features of a standard A-frame?
- If this A-frame is not designed by an architect, is it an outstanding representation of the character-defining features of a standard A-frame or its variations? Or, is this A-frame an outstanding representation of a kit-built or prefabricated A-frame?

***Landscape Architecture***

The National Register Bulletin defines landscape architecture as, “the practical art of designing or arranging the land for human use and enjoyment.”<sup>210</sup> Individual A-frame properties may be significant under *Criterion C: Landscape Architecture* if they include special landscape elements like trees, pathways, lighting, vistas, and natural features designed in the postwar period. These properties may also be significant if the landscape design represents an important example or career stage of a particular landscape architect. When considering the application of *Criterion C: Landscape Architecture*, the following questions may assist in determining if a property possesses significance related to this theme:

- Does this A-frame vacation home represent unique landscape features typical of the postwar period?
- Does this A-frame vacation home serve as an important example of the work of a well-known landscape architect?

**(d) *Criterion D***

As defined by the National Register Bulletin, *Criterion D* refers to properties that have yielded, or hold the potential to yield, information important to prehistory or history.<sup>211</sup> While most A-frame vacation homes from the postwar period will not be significant under *Criterion D*, there are some instances where this criterion may be applicable. Historic deposits or trash heaps next to or in outhouse chambers, for example, may hold the potential to house discarded artifacts and foundations in unique or challenging settings may also have the potential to yield historical information.

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<sup>210</sup> National Park Service, *How to Complete the National Register Registration Form*, 41.

<sup>211</sup> National Park Service, *How to Complete the National Register Registration Form*, 37.



#### D. Colorado State Register evaluation of individual properties

The Colorado State Register of Historic Properties has established a set of nomination criteria that vary slightly from those of the National Register. Most notably, *Criterion D* differs under the State Register and a fifth criterion, *Criterion E*, has been added. The Colorado State Register nomination criteria are as follows:

- *Criterion A* – The property is associated with events that have made a significant contribution history.
- *Criterion B* – The property is connected with persons significant in history.
- *Criterion C* – The property has distinctive characteristics of a type, period, method of construction or artisan.
- *Criterion D* – The geographic importance of the property.
- *Criterion E* – The property contains the possibility of important discoveries related to prehistory or history.

*Criterion D* under the State Register deals with the location of a property and its resulting geographic importance. Specifically, *Criterion D* can be applied to buildings or structures that are commonly recognized as visual landmarks due to their prominent location. Parks, fire look-out towers and cemeteries are properties that are likely to be evaluated under *Criterion D*. *Criterion E* under the state Register is essentially *Criterion D* under the National Register.<sup>212</sup>

The document *How to Nominate a Property to the State Register* provides guidance for nominating a property to the Colorado State Register. The nomination process for the State Register is similar to the nomination process for the National Register. It should also be noted that Colorado properties listed in the National Register are automatically placed on the Colorado State Register. Properties may, however, be nominated to the Colorado State Register only.<sup>213</sup>

#### E. Applying Boulder County Landmarks Criteria to a property

Boulder County and the Boulder County Historic Preservation Advisory Board has established their own criteria for landmark designation, as stipulated in Article 15 of the Boulder County Land Use Code, which reads as follows:

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<sup>212</sup> Colorado State Register of Historic Properties, “How to Nominate a Property to the State Register” (History Colorado, 2015), 7–8, [http://historycolorado.org/sites/default/files/files/OAHP/crforms\\_edumat/pdfs/1414b.pdf](http://historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1414b.pdf).

<sup>213</sup> “Colorado State Register of Historic Properties,” History Colorado, 2018, <https://www.historycolorado.org/colorado-state-register-historic-properties>.

15-501 Criteria for Landmark Designation

- A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following criteria:
1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
  2. the proposed landmark as a location of a significant local, county, state, or national event;
  3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
  4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
  5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
  6. the proposed landmark's archaeological significance;
  7. the proposed landmark as an example of either architectural or structural innovation; and
  8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.<sup>214</sup>

The Boulder County Historic Preservation Program Landmark Designation Application Packet provides guidance on how to apply the landmark criteria to a nominated property. This document provides more specifics for A-frame properties that might seek National or State Register listing or Boulder County landmark designation, including character-defining features, and recommended period of significance and areas of significance. As noted in the Boulder County landmark designation materials, the process for applying Boulder County landmark criteria is similar to that provided in *National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms*.<sup>215</sup>

A-frame vacation homes are likely to be evaluated under Boulder County's landmark designation criteria 4, 5, 7, and 8.

**(1) Criterion 4**

This criterion states that a proposed landmark property should be an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials. Vacation A-frame homes in Boulder County could be evaluated under this criterion if they are strong examples of the character-defining features of the standard A-frame or its variations. The character-defining features of A-frames are detailed in Section 8.

**(2) Criterion 5**

This criterion states that a proposed landmark property should be identified as the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation. Architect-designed A-frames in Boulder County could be evaluated under this criterion. Boulder

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<sup>214</sup> Boulder County Land Use, "Article 15, Historic Preservation," n.d., <https://assets.bouldercounty.org/wp-content/uploads/2017/02/land-use-code-article-15.pdf>.

<sup>215</sup> Boulder County Historic Preservation Program, "Boulder County Historic Preservation Program Landmark Designation Application Packet," November 15, 2005, 5, <https://assets.bouldercounty.org/wp-content/uploads/2017/02/h02histlandmarkpkt.pdf>.

County architect-designed A-frames are discussed in detail in Section 7. The work of Delta Vacation Homes may also be potentially evaluated under this criterion.

**(3) Criterion 7**

This criterion states that a proposed landmark should serve as an example of either architectural or structural innovation. Vacation A-frames in Boulder County could be evaluated under this criterion if they embody architectural or structural innovations. Most standard A-frames should not be evaluated under this criterion, but architect-designed A-frames may embody innovations and could fit this criterion. A-frame kits or prefabricated A-frames in Boulder County may also be evaluated under this criterion if they feature important architectural or structural innovations.

**(4) Criterion 8**

This criterion states that a proposed landmark should hold an important relationship to other distinctive structures, districts, or sites that would also be determined to be of historic significance. This criterion may be most applicable in the case of historic districts, where A-frame vacation homes are part of a larger collection of structures.

**F. Integrity**

Once an A-frame or potential A-frame district is determined to be significant, it is necessary to assess the integrity of the property to determine eligibility. The National Register Bulletin defines integrity as the ability of “a property to illustrate significant aspects of its past.”<sup>216</sup> As such, the evaluation of a property’s integrity should be based on its ability to convey the theme and period of significance determined previously. Integrity is composed of seven different aspects, all of which should be assessed when evaluating integrity:

**(1) Location**

Location is the place where a historic property was constructed or where a historic event occurred. When combined with setting, the location of an A-frame vacation home is important to retain the sense of the postwar leisure lifestyle. Location is also important for architect-designed A-frames, which were likely planned with the specific location and landscape in mind.

**(2) Design**

Design is the combination of elements that create the form, plan, structure, style, and spatial organization of a property. Major alterations can affect the integrity of an A-frame vacation home’s design. The majority of A-frame vacation homes were small and simple, and alterations to increase space are common. To maintain an integrity of design, an A-frame vacation home should retain most of its original character-defining features as described in Section 8.

**(3) Setting**

Setting is the physical environment of a property. Setting refers to the character of a place, not just the site itself. An A-frame vacation home will retain integrity of setting if the current surrounding environment is similar to the historic period of significance. Many A-frame vacation homes in Boulder County were

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<sup>216</sup> National Park Service, *How to Complete the National Register Registration Form*, 4.

originally built on large wooded lots in rural settings. An A-frame's existing physical environment would have to remain intact or similar to the original in order to retain integrity of setting.

**(4) Materials**

Materials refers to the physical materials and elements that were combined in a particular pattern as part of the construction of a historic property. For an A-frame vacation home to maintain integrity of materials, exterior materials from the period of significance must remain unaltered. Materials generally found on standard A-frame vacation homes can be found in Section 8.

**(5) Workmanship**

Workmanship is the physical evidence of artisans and craftspeople as seen in a historic property. Postwar homebuilding was standardized and industrialized, so workmanship is unlikely to be a significant aspect of integrity, although A-frame vacation homes may evidence the work of do-it-yourselfers or local builders.

**(6) Feeling**

Feeling is a property's expression of aesthetic or historic sense. Taking together with location, setting, and association, feeling comes from the presence of physical features that convey a property's historic character. A-frame vacation homes should still feel like vacation homes in order to maintain integrity.

**(7) Association**

Association is the link between the historic property and the historic trend, person, or event being evaluated. The property should include physical elements that convey this association.

For an A-frame to maintain integrity, the property should retain integrity of several (and usually most) of these aspects. In particular, an A-frame should retain a number of its character-defining features, as discussed in Section 13.

**(8) Alterations to individual A-frames**

Alterations to A-frames are common, especially those intended to increase the amount of natural light entering the A-frame and those meant to increase the amount of usable space in corners and loft areas. While alterations diminish integrity, certain alterations to individual residences and potential districts may be present without compromising overall integrity. These alterations should be minor and not be detrimental to the character-defining characteristics of the A-frame form.

The following are alterations that do not compromise the integrity of individual A-frame properties:

- In-kind replacement of entrance doors
- Replacement windows that match original design, materials, size, and configuration
- Addition/replacement of porches in keeping with original design and materials
- Addition of features that are easily removed, such as shutters



- Addition of a small dormer that does not change massing or detract from A-frame shape
- Addition of ramps, especially at the rear of the house
- Alteration of the original landscape, if Landscape Architecture is not the area of significance

The following are alterations that do compromise the integrity of individual A-frame properties:

- Removal of house from its original setting
- Large-scale and/or multiple additions that substantially add to the mass of the structure, including large dormers added to roof/sidewall or the addition of major first floor living space that detracts from original form and massing
- Installation of modern siding materials, such as vinyl siding
- Alteration of windows that are inconsistent with original glazing pattern
- Reconfigured front entrances, including vestibules or large porches out of keeping with original type or that mask the A-frame form
- Altered roof lines, including the addition of large dormers
- Loss of character-defining features, including removal of original decorative features
- Addition of decorative features not consistent with original design or materials
- Addition of incompatible architectural elements that detract from original design, style, or form
- Enclosure of attached carport or garage and incorporation into interior living spaces, that change the massing or knee-wall height ratio.
- Addition of attached carport or garage not in keeping with original design

## **G. National Register evaluation of Historic Districts**

Historic districts are evaluated much in the same way individual properties are evaluated. Historic districts should be evaluated relative to the historic context and against the National Register Criteria. Potential historic districts may include mountain-area subdivisions with a variety of tourist cabins and neighborhoods developed in the 1960s. Subdivisions or neighborhoods of exclusively A-frame properties are possible, but field survey revealed no such districts in Boulder County. Smaller groupings of A-frames, however, may constitute a potential district, especially under *Criterion C: Architecture*. The main difference between evaluating individual properties and historic districts is that the latter requires that the

potential district must be evaluated as a whole for historic significance and integrity. Properties within the potential district must then be determined as either contributing or non-contributing properties. To be considered contributing, properties must support the district's overall significance and should retain their overall form and massing and not detract from and the sense of time and place. A statement of eligibility for a potential historic district should include:

- National Register area of significance (i.e., *Criterion A, B, C, and/or D*)
- National Register level of significance (i.e., local, state, or national)
- Period of significance
- Narrative statement of significance
- Narrative statement of integrity
- List of contributing and noncontributing properties
- Narrative description of historic boundary, including justification
- Map delineating historic district boundary

**(1) Period of significance and areas of significance**

The general period of significance for Boulder County A-frames is 1960-1985. This 25-year span marks the construction of the earliest A-frames in Boulder County in 1960 and the form's decline in the mid-1980s. The period of significance for potential districts should be modified relative to its specific history. It should be noted, however, that properties less than 50 years of age are not eligible for the National Register of Historic Places except under *Criteria Consideration G* for properties of exceptional historic significance. The areas of significance most applicable to potential A-frame historic districts in Boulder County include Community Planning and Development (*Criterion A*), Architecture (*Criterion C*), and Landscape Architecture (*Criterion C*).

**(a) Community Planning and Development**

The National Register Bulletin defines community planning and development as, "the design or development of the physical structure of communities."<sup>217</sup> The A-frame as a postwar vacation home may have originally been part of vacation communities, possibly attached to ski resorts or ski resort areas. Field survey revealed no exclusively planned A-frame resorts or communities. Mountain-area subdivisions and neighborhoods may include A-frames. When considering the application of *Criterion A: Community Planning and Development*, the following question may assist in determining if a potential historic district possesses significance related to this theme:

- Does this A-frame or potential A-frame district represent the planning and/or development of a vacation community?

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<sup>217</sup> National Park Service, *How to Complete the National Register Registration Form*, 40.

**(b) Architecture**

The National Register Bulletin defines architecture as, “The practical art of designing and constructing buildings and structures to serve human needs.”<sup>218</sup> Postwar A-frames ranged in design from high-style, architect-designed A-frames usually used as a primary residence, to smaller, more simple designs used as vacation homes. Small groupings of A-frames that exhibit the work of a significant architect or possess high artistic value could constitute a potential district. Likewise, small groupings of simple A-frames could constitute a potential district if they retain the character-defining features of A-frame vacation homes as outlined in Section 8. Additionally, a small grouping of A-frames constructed from kits or prefabricated models may be significant for their use of novel materials or methods of construction. Because A-frames not designed by architects are fairly common, it is important to closely compare potentially significant districts to similar A-frames to determine if a collection of A-frames is a particularly good example of a standard form, variation, kit-built, or prefabricated A-frame. When considering the application of *Criterion C: Architecture*, the following questions may assist in determining if a potential historic district possesses significance related to this theme:

- Was this grouping of A-frames designed by an architect? If so, do these A-frames embody unique materials or represent unique methods of construction? Do these A-frames represent the work of a master?
- If not designed by an architect, is this grouping of A-frames an outstanding representation of the character-defining features of a standard A-frame or its variations? Or, is this grouping of A-frames an outstanding representation of kit-built or prefabricated A-frames?

**(c) Landscape Architecture**

The National Register Bulletin defines landscape architecture as, “the practical art of designing or arranging the land for human use and enjoyment.”<sup>219</sup> Potential A-frame districts may be significant under *Criterion C: Landscape Architecture*. Potential districts like ski resorts and vacation communities may be significant if they maintain a high concentration of A-frames and special landscape elements like trees, pathways, lighting, vistas, and natural features designed in the postwar period. These properties may also be significant if the landscape design represents an important example or career stage of a particular landscape architect. When considering the application of *Criterion C: Landscape Architecture*, the following questions may assist in determining if a potential district possesses significance related to this theme:

- Does this A-frame vacation resort, or community represent unique landscape features typical of the postwar period?
- Does this A-frame resort, or community serve as an important example of the work of a well-known landscape architect?

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<sup>218</sup> National Park Service, “How to Complete the National Register Registration Form” (National Register Bulletin, 1997), 40.

<sup>219</sup> National Park Service, *How to Complete the National Register Registration Form*, 41.

**(2) Alterations to potential historic districts**

The discussion of potential historic districts in this report refers to districts of historic A-frames. Districts of vacation cabins, for example, where A-frames are contributing structures are certainly possible, but are beyond the scope of this study.

The following alterations do not compromise the integrity of potential A-frame historic districts:

- Exterior alterations to a small number of properties within district, including siding and minor alterations
- Subdivision of a small number of lots within the district
- Small amount of infill construction
- Loss of original plant materials, especially if original landscape design remains
- Maturation of trees and plants
- Loss of small number of features within a historic district, including ancillary buildings, roads, or parks
- Maintenance of streets, paths, and sidewalks, including in-kind replacement
- Small number of noncontributing properties

The following alterations do compromise the integrity of potential A-frame historic districts:

- Changes to size of housing lots through division or consolidation outside period of significance
- Multiple infill properties that detract from size and scale of buildings within a district
- Loss of entire sections of planned development
- Cumulative alterations and additions to a large number of houses
- Alteration to internal road network or access roads resulting in changed circulation patterns
- Redesign of park landscape and circulation features
- Widespread changes in land use



## **H. Defining historic boundaries**

Historic boundaries for individual properties and historic districts should be established following the guidelines established in the National Register Bulletin, *Defining Boundaries for National Register Properties*, the State Register document, *How to Nominate a Property to the State Register*, or Boulder County's Landmark Designation Application Packet, Appendix F, Guidelines for Boundary Identification. These boundaries are typically legal parcel boundaries and include all natural and manmade features, buildings, structures, and objects that are included on the parcels in question.

## **I. Documentation that should be provided for A-frame nominations**

In addition to the A-frame historic context and eligibility evaluation, additional documentation should be gathered as the final step in preparing a property or district nomination. The requirements for this documentation are similar for the National Register, State Register, and Boulder County Landmark designation. Small differences in the requirements do exist, however, and preparers should consult the bulletins and publications in Section 9.B.

In general, the following documentation will be required for National Register, State Register, and Boulder County Landmark nominations:

- Property name
- Property location
- Property classification
- Function or use
- Description
- Statement of significance
- Bibliographical reference
- Geographical data and photos
- Property owner and consent
- Form preparer

For potential A-frame historic districts, the following should also be included:

- Discussion of architectural styles and forms, construction dates, materials, setbacks, distinguishing features, and alterations

## Section 9

### Evaluating and Determining Significance

- Circulation patterns
- Green spaces and landscape architecture features
- Associated features (e.g., parks, schools, churches, and community buildings)
- Photographs
- List of contributing and noncontributing properties

It should be noted that nominations for the Colorado State Register, which can be prepared by any individual or organization, also require documentation of property owner consent. This includes both private and public property owners.<sup>220</sup> Additionally, nominations for Boulder County Landmark designation may only be made by property owners, the Historic Preservation Advisory Board (HPAB), or the Board of County Commissioners. Other parties may request that the Historic Resource Subcommittee review a property for possible nomination by HPAB.<sup>221</sup>

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<sup>220</sup> Colorado State Register of Historic Properties, “How to Nominate a Property to the State Register,” 1.

<sup>221</sup> Boulder County Historic Preservation Program, “Boulder County Historic Preservation Program Landmark Designation Application Packet,” 5–9.

## 10. Recommendations

As the first study of the A-frame type within Boulder County, this document provides a valuable context for the resource type as well as guidance regarding how to apply eligibility criteria to determine the potential significance of A-frame buildings within the County. This context and study, however, is the first step in exploring the preservation of this unique building type. Future research, recordation and survey recommendations include the following:

- A second phase that includes the individual survey of specific A-frames should be considered. The prioritization of this survey effort needs to be determined; however, those properties with owners who have expressed an interest in having their building evaluated could be given higher priority as owner consent and cooperation could facilitate survey efforts. In addition, priority could be given to A-frames identified in assessor records and existing photographs as retaining architectural integrity. Future larger-scale survey efforts could utilize another grant to fund the individual survey of A-frames in the county.
- Individual landmark listing should be explored for the few remaining, intact, architect-designed examples in the county. They tend to be located on prime land near Boulder and have been subject to recent alterations and demolitions. Because of their potential for redevelopment, these properties should also be given a high priority during the second, individual evaluation phase of the project. As a type of architecture dominated by kits and do-it-yourself plans, the early efforts by architects in Boulder County to work with this distinctive form and adapt it to the landscape should be documented and preserved. In addition, exemplary, intact examples of kit-produced homes, particularly those built by Delta Vacation Homes because of the company's prolific work in the Rocky Mountain region and intrinsic ties to Boulder County, should also be explored for individual landmark designation.
- The county-owned A-frame at 12191 61<sup>st</sup> Street is also an excellent example of a double A-frame, with rustic styling that appears relatively unaltered. Additional research on this property and ties to a potential architect or builder should be completed and considered for landmark designation.
- Various geographic concentrations should be examined further to determine whether the potential for a possible historic district of A-frames exists. The potential historic district may not be comprised of just A-frame buildings, but of the postwar vacation cabin, with the A-frame serving as a type within that theme. Subdivisions platted in the postwar period, as well as unincorporated areas built-up during that timeframe, offer the possibility to possess these potential historic districts.
- The recent past is an area that requires greater attention not only in the built environment, but in the archival record as well. As the context and survey report of *Modern Architectural Structures in Boulder* noted, there is a dearth of material and indexing of materials from this era in the local archive. There is little information on the many architects working in Boulder during this era, beyond a few of the most notable. This report also noted that building permits should be modified, if possible, to include information on the architect. Many of the permits pulled for this project either did not include any information, or listed architects, builders, and contractors in the same field, making it difficult to ascertain the role of those listed.

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**Appendix A.      Compilation of Known A-frames within County:  
Spreadsheet**

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A-FRAME STRUCTURES IN BOULDER COUNTY (INCLUDING MUNICIPALITIES) 2/13/2018

| Addr | Street Dir | Street           | Street Suffix | City           | Zip   | Parcel       | Account  | Building Number | Design Style             | Built | Re-model ed | Constructio n Type | Improvement Type            | T  | R  | S  |
|------|------------|------------------|---------------|----------------|-------|--------------|----------|-----------------|--------------------------|-------|-------------|--------------------|-----------------------------|----|----|----|
| 73   | NULL       | LAB              | RD            | UNINCORPORATED | 80510 | 119724000035 | R0506991 | 1               | A-FRAME                  | 1960  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 24 |
| 4246 |            | LEE HILL         | DR            | UNINCORPORATED | 80302 | 131934002010 | R0034234 | 1               | 2 - 3 STORY <sup>1</sup> | 1960  | 2002        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 34 |
| 1706 | NULL       | OLD TOWNSITE     | RD            | UNINCORPORATED | 80302 | 145935000021 | R0028189 | 1               | A-FRAME                  | 1960  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 72 | 35 |
| 2935 |            | 3RD              | ST            | BOULDER        | 80304 | 146125206006 | R0004792 | 1               | 0 STORY - RANCH          | 1961  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 25 |
| 1412 | NULL       | SUNSHINE CANYON  | DR            | UNINCORPORATED | 80304 | 146126000007 | R0033695 | 1               | 1 STORY - RANCH          | 1961  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 26 |
| 3075 |            | FOURMILE CANYON  | DR            | UNINCORPORATED | 80302 | 146121000006 | R0032135 | 1               | 2 - 3 STORY              | 1962  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 21 |
| 3653 | NULL       | FOURTH OF JULY   | RD            | UNINCORPORATED | 80466 | 158512000009 | R0028171 | 1               | A-FRAME                  | 1962  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 74 | 12 |
| 5027 | NULL       | FOURTH OF JULY   | RD            | UNINCORPORATED | 80466 | 158502000005 | R0028462 | 1               | A-FRAME                  | 1962  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 74 | 2  |
| 847  | NULL       | HEMLOCK          | RD            | UNINCORPORATED | 80540 | 119903004003 | R0058052 | 1               | A-FRAME                  | 1962  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 3  |
| 6101 | NULL       | LEFTHAND CANYON  | DR            | UNINCORPORATED | 80302 | 131933000006 | R0022597 | 1               | A-FRAME                  | 1962  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 33 |
| 939  | NULL       | POORMAN          | RD            | UNINCORPORATED | 80302 | 146122000029 | R0032199 | 2               | A-FRAME                  | 1962  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 22 |
| 878  | NULL       | KLONDYKE         | AVE           | UNINCORPORATED | 80466 | 158320009005 | R0026329 | 1               | A-FRAME                  | 1963  | 1974        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 21 |
| 2071 | NULL       | LAZY Z           | RD            | UNINCORPORATED | 80466 | 158123000005 | R0026788 | 1               | A-FRAME                  | 1963  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 23 |
| 29   | NULL       | MARYVILLE        | RD            | UNINCORPORATED | 80466 | 158322300004 | R0029002 | 1               | A-FRAME                  | 1963  | 1982        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 22 |
| 134  | NULL       | PORTER RANCH     | RD            | UNINCORPORATED | 80466 | 158101000024 | R0025165 | 1               | A-FRAME                  | 1963  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 1  |
| 409  | NULL       | RIVERSIDE        | DR            | UNINCORPORATED | 80540 | 119934400006 | R0053663 | 1               | A-FRAME                  | 1963  | 2004        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 34 |
| 2115 | NULL       | RIVERSIDE        | DR            | UNINCORPORATED | 80481 | 132104004008 | R0053652 | 1               | A-FRAME                  | 1963  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 4  |
| 0    |            | B & M            | ST            | WARD           | 80481 | 145712106001 | R0029363 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 73 | 1  |
| 71   | NULL       | BEAVER CREEK     | DR            | UNINCORPORATED | 80466 | 158314002002 | R0023384 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 14 |
| 552  | NULL       | COUGHLIN MEADOWS | RD            | UNINCORPORATED | 80302 | 145932000006 | R0027165 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 72 | 32 |
| 1116 | NULL       | DIVIDE VIEW      | DR            | UNINCORPORATED | 80403 | 157931006018 | R0025248 | 1               | A-FRAME                  | 1964  | 1983        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 31 |
| 6262 | NULL       | FLAGSTAFF        | RD            | UNINCORPORATED | 80302 | 157915000005 | R0024138 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 15 |
| 3661 | NULL       | FOURTH OF JULY   | RD            | UNINCORPORATED | 80466 | 158512000011 | R0062721 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 74 | 12 |
| 495  | NULL       | HARD             | WAY           | UNINCORPORATED | 80455 | 132133000075 | R0030071 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 33 |
| 833  | NULL       | HEMLOCK          | DR            | UNINCORPORATED | 80540 | 119903004002 | R0058032 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 3  |
| 98   | NULL       | MINE             | LN            | UNINCORPORATED | 80302 | 146104011006 | R0022761 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 4  |
| 103  | NULL       | OLDE CARTER LAKE | RD            | UNINCORPORATED | 80403 | 158136100032 | R0025682 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 103  | NULL       | OVERLAND         | DR            | UNINCORPORATED | 80481 | 132115001002 | R0030182 | 1               | A-FRAME                  | 1964  | 2007        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 15 |
| 727  | NULL       | OVERLAND         | DR            | UNINCORPORATED | 80481 | 132115001010 | R0030341 | 1               | A-FRAME                  | 1964  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 15 |
| 179  | NULL       | PINON            | WAY           | UNINCORPORATED | 80466 | 158122000082 | R0026799 | 1               | A-FRAME                  | 1964  | 2012        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 22 |

1. Most fields in the table was populated directly from Boulder County Assessor data, which may incorrectly classify buildings, refer to other buildings on the property, or be incomplete.

| Addr  | Street Dir | Street            | Street Suffix | City           | Zip   | Parcel       | Account  | Building Number | Design Style    | Built | Re-model ed | Constructio n Type                   | Improvement Type            | T  | R  | S  |
|-------|------------|-------------------|---------------|----------------|-------|--------------|----------|-----------------|-----------------|-------|-------------|--------------------------------------|-----------------------------|----|----|----|
| 61    | NULL       | PONDEROSA         | WAY           | UNINCORPORATED | 80466 | 158122000083 | R0026596 | 1               | A-FRAME         | 1964  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 22 |
| 105   | NULL       | PONDEROSA         | WAY           | UNINCORPORATED | 80466 | 158122000084 | R0026594 | 1               | A-FRAME         | 1964  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 22 |
| 2     | NULL       | RONNIE            | RD            | UNINCORPORATED | 80403 | 158136010009 | R0026008 | 1               | A-FRAME         | 1964  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 210   | NULL       | SANDY             | DR            | UNINCORPORATED | 80302 | 146133004008 | R0023832 | 1               | A-FRAME         | 1964  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 28 |
| 2043  | NULL       | SKI               | RD            | UNINCORPORATED | 80540 | 132300000011 | R0057302 | 1               | A-FRAME         | 1964  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 73 | 2  |
| 95    | NULL       | VALLEYVIEW        | DR            | NEDERLAND      | 80466 | 158313412006 | R0056074 | 1               | A-FRAME         | 1964  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 291   | NULL       | CANON VIEW        | RD            | UNINCORPORATED | 80302 | 146104023003 | R0034252 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 4  |
| 1290  | NULL       | FOLSOM            | ST            | BOULDER        | 80302 | 146331103002 | R0085192 | 1               | WORSHIP         | 1965  | 0           | Wood or Steel Studs in Bearing Walls | SPEC.PURPOSE-IMPROVEMENTS   | 1N | 70 | 32 |
| 1689  | NULL       | FOURMILE CANYON   | DR            | UNINCORPORATED | 80302 | 146121000020 | R0032587 | 1               | 2 - 3 STORY     | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 21 |
| 2253  | NULL       | FOURTH OF JULY    | RD            | UNINCORPORATED | 80466 | 158300200022 | R0028398 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 7  |
| 1648  | NULL       | GROSS DAM         | RD            | UNINCORPORATED | 80403 | 157933000012 | R0025720 | 2               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 33 |
| 247   | NULL       | HARD              | WAY           | UNINCORPORATED | 80481 | 132133000036 | R0030436 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 33 |
| 404   | NULL       | HARD              | WAY           | UNINCORPORATED | 80455 | 132133000063 | R0030434 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 33 |
| 6769  | NULL       | LEFTHAND CANYON   | DR            | UNINCORPORATED | 80455 | 131932000009 | R0022449 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 32 |
| 51916 | NULL       | PEAK TO PEAK      | HWY           | UNINCORPORATED | 80481 | 132100000031 | R0053737 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 17 |
| 231   | NULL       | PINON             | WAY           | UNINCORPORATED | 80466 | 158122000085 | R0026685 | 1               | A-FRAME         | 1965  | 1985        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 22 |
| 184   | NULL       | PONDEROSA         | LN            | UNINCORPORATED | 80510 | 119711100007 | R0058450 | 1               | A-FRAME         | 1965  | 2001        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 11 |
| 651   | NULL       | POORMAN           | RD            | UNINCORPORATED | 80302 | 146122000024 | R0023472 | 1               | 2 - 3 STORY     | 1965  | 1997        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 22 |
| 184   | S          | SKY VIEW          | DR            | UNINCORPORATED | 80466 | 158108004008 | R0024445 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 8  |
| 88    | NULL       | SKYLINE VIEW      | NULL          | UNINCORPORATED | 80481 | 132115002005 | R0030190 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 15 |
| 433   | NULL       | TAHOSA PARK NORTH | RD            | UNINCORPORATED | 80510 | 119714000037 | R0057459 | 1               | A-FRAME         | 1965  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 14 |
| 215   | NULL       | BEAVER CREEK      | DR            | UNINCORPORATED | 80466 | 158314002006 | R0024194 | 1               | 1 STORY - RANCH | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 14 |
| 3497  | NULL       | COAL CREEK CANYON | DR            | UNINCORPORATED | 80466 | 158127000041 | R0026753 | 1               | A-FRAME         | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 27 |
| 1569  | NULL       | COUNTY RD 103     | NULL          | UNINCORPORATED | 80466 | 145931000007 | R0024299 | 1               | A-FRAME         | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 72 | 31 |
| 909   | NULL       | COUNTY RD 84W     | NULL          | UNINCORPORATED | 80510 | 119723000008 | R0057547 | 1               | A-FRAME         | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 23 |
| 700   | NULL       | CRESCENT          | DR            | BOULDER        | 80303 | 146333422005 | R0037949 | 1               | A-FRAME         | 1966  | 2006        | Boulder                              | DUP/TRIPLEX IMPROVEMENTS    | 1N | 70 | 33 |
| 101   | NULL       | HICKOK            | TRL           | UNINCORPORATED | 80481 | 132122010010 | R0030471 | 1               | 1 STORY - RANCH | 1966  | 2008        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 22 |
| 11955 | NULL       | HWY 7             | HWY           | UNINCORPORATED | 80510 | 119711400056 | R0058231 | 1               | A-FRAME         | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 11 |

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| Addr  | Street Dir | Street           | Street Suffix | City           | Zip   | Parcel       | Account  | Building Number | Design Style    | Built | Re-model ed | Constructio n Type                   | Improvement Type              | T  | R  | S  |
|-------|------------|------------------|---------------|----------------|-------|--------------|----------|-----------------|-----------------|-------|-------------|--------------------------------------|-------------------------------|----|----|----|
| 154   | NULL       | IRONCLAD VIEW    | RD            | UNINCORPORATED | 80540 | 119735000030 | R0057200 | 1               | A-FRAME         | 1966  | 2008        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 73 | 35 |
| 168   | NULL       | MISTY VALE       | CT            | UNINCORPORATED | 80302 | 146108000060 | R0058581 | 1               | A-FRAME         | 1966  | 2012        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 71 | 8  |
| 116   | NULL       | NUGGET           | DR            | UNINCORPORATED | 80302 | 131933002003 | R0034177 | 1               | A-FRAME         | 1966  | 1979        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 71 | 33 |
| 49045 | NULL       | PEAK TO PEAK     | HWY           | UNINCORPORATED | 80481 | 132118000027 | R0053865 | 1               | A-FRAME         | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 18 |
| 275   | NULL       | SWITZERLAND      | TRL           | UNINCORPORATED | 80466 | 158118003003 | R0024471 | 1               | A-FRAME         | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 18 |
| 195   | NULL       | TIMBERLINE       | RD            | UNINCORPORATED | 80466 | 158118001006 | R0023436 | 1               | A-FRAME         | 1966  | 1984        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 18 |
| 726   | NULL       | WAGONWHEEL GAP   | RD            | UNINCORPORATED | 80302 | 146111017002 | R0515326 | 1               | 1 STORY - RANCH | 1966  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 71 | 11 |
| 73    | NULL       | BIGBEE           | RD            | UNINCORPORATED | 80455 | 132133000072 | R0030220 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 33 |
| 128   | NULL       | CABIN CREEK      | RD            | UNINCORPORATED | 80510 | 119711400003 | R0058085 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 73 | 11 |
| 428   | NULL       | CABIN CREEK      | **            | UNINCORPORATED | 80510 | 119712000098 | R0058283 | 1               | 1 STORY - RANCH | 1967  | 1976        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 73 | 12 |
| 507   | NULL       | CAMP EDEN        | RD            | UNINCORPORATED | 80403 | 158136011002 | R0025541 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 36 |
| 1064  | NULL       | COLD SPRING      | RD            | UNINCORPORATED | 80466 | 158105000020 | R0024380 | 1               | A-FRAME         | 1967  | 1978        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 5  |
| 1445  | NULL       | COUNTY RD 100J   | NULL          | UNINCORPORATED | 80481 | 132133000034 | R0030237 | 1               | A-FRAME         | 1967  | 1975        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 33 |
| 353   | NULL       | HARD             | WAY           | UNINCORPORATED | 80481 | 132133000035 | R0030542 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 33 |
| 400   | NULL       | HARD             | WAY           | UNINCORPORATED | 80455 | 132133000060 | R0065968 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 33 |
| 268   | NULL       | LEONARDS         | RD            | UNINCORPORATED | 80302 | 146122001005 | R0023748 | 1               | 1 STORY - RANCH | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 71 | 22 |
| 16    | NULL       | RANGE            | RD            | UNINCORPORATED | 80466 | 158115002001 | R0025212 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 14 |
| 1290  | NULL       | ROCK LAKE        | RD            | UNINCORPORATED | 80481 | 132127000010 | R0030585 | 1               | A-FRAME         | 1967  | 2007        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 27 |
| 393   | NULL       | SKI RD EAST      | NULL          | UNINCORPORATED | 80540 | 119725000032 | R0057331 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 73 | 25 |
| 180   |            | SPRING GULCH     | RD            | UNINCORPORATED | 80455 | 145906000035 | R0031580 | 1               | A-FRAME         | 1967  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 72 | 6  |
| 495   | NULL       | ST VRAIN         | RD            | UNINCORPORATED | 80540 | 119900000025 | R0057558 | 1               | A-FRAME         | 1967  | 1968        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 72 | 29 |
| 246   | NULL       | ARROWOOD         | DR            | UNINCORPORATED | 80540 | 119736001006 | R0057272 | 1               | 2 - 3 STORY     | 1968  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 73 | 36 |
| 208   | NULL       | COUNTY RD 116    | NULL          | UNINCORPORATED | 80466 | 145723000020 | R0504483 | 1               | A-FRAME         | 1968  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 73 | 21 |
| 123   | NULL       | PINE GLADE       | RD            | UNINCORPORATED | 80466 | 158115001005 | R0025162 | 1               | A-FRAME         | 1968  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 14 |
| 1214  | NULL       | SPRING GULCH     | RD            | UNINCORPORATED | 80455 | 145908000002 | R0030199 | 1               | A-FRAME         | 1968  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 72 | 8  |
| 60    | NULL       | TIMBERLINE       | RD            | UNINCORPORATED | 80466 | 158118001002 | R0024616 | 1               | A-FRAME         | 1968  | 1974        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 18 |
| 2575  | N          | 119TH            | ST            | UNINCORPORATED | 80026 | 146526000023 | R0056512 | 1               | A-FRAME         | 1969  | 0           | Plains                               | SINGLE FAM RES IMPROVEMENTS   | 1N | 69 | 26 |
| 146   | NULL       | HUMMER           | DR            | UNINCORPORATED | 80466 | 158105002002 | R0023948 | 1               | A-FRAME         | 1969  | 1985        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1S | 72 | 5  |
| 12191 | N          | 61ST             | ST            | UNINCORPORATED | 80503 | 120327000010 | R0052852 | 2               | LODGING         | 1970  | 0           | Wood or Steel Studs in Bearing Walls | EX POLITICAL SUB NON-RES IMPS | 3N | 70 | 27 |
| 229   |            | BIGBEE HIGH      | RD            | UNINCORPORATED | 80481 | 132133000025 | R0030428 | 1               | A-FRAME         | 1970  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 33 |
| 124   | NULL       | CABIN CREEK      | RD            | UNINCORPORATED | 80510 | 119711400009 | R0058175 | 1               | A-FRAME         | 1970  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 3N | 73 | 11 |
| 550   | NULL       | COUGHLIN MEADOWS | RD            | UNINCORPORATED | 80302 | 145932000007 | R0028459 | 1               | 2 - 3 STORY     | 1970  | 1985        | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 1N | 72 | 32 |
| 152   | NULL       | CROCKETT         | TRL           | UNINCORPORATED | 80481 | 132127006001 | R0030037 | 1               | 2 - 3 STORY     | 1970  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS   | 2N | 72 | 22 |

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| Addr  | Street Dir | Street         | Street Suffix | City           | Zip   | Parcel       | Account  | Building Number | Design Style    | Built | Re-model ed | Constructio n Type | Improvement Type            | T  | R  | S  |
|-------|------------|----------------|---------------|----------------|-------|--------------|----------|-----------------|-----------------|-------|-------------|--------------------|-----------------------------|----|----|----|
| 78    | NULL       | EVERGREEN      | WAY           | UNINCORPORATED | 80466 | 158122000029 | R0026769 | 1               | 2 - 3 STORY     | 1970  | 2004        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 22 |
| 2079  | NULL       | LAZY Z         | RD            | UNINCORPORATED | 80466 | 158123000004 | R0026572 | 1               | A-FRAME         | 1970  | 1995        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 23 |
| 16180 | NULL       | PEAK TO PEAK   | DR            | UNINCORPORATED | 80540 | 119736001004 | R0057410 | 1               | A-FRAME         | 1970  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 36 |
| 71    | NULL       | STINKY GULCH   | RD            | NEDERLAND      | 80466 | 158313112002 | R0022956 | 1               | A-FRAME         | 1970  | 1978        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 13 |
| 519   | NULL       | BIGBEE HIGH    | RD            | UNINCORPORATED | 80455 | 132133000088 | R0121418 | 1               | A-FRAME         | 1971  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 33 |
| 2246  | NULL       | CARIBOU        | RD            | UNINCORPORATED | 80466 | 158310000019 | R0028434 | 1               | 1 STORY - RANCH | 1971  | 1978        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 10 |
| 1014  | NULL       | COUNTY RD 99   | NULL          | UNINCORPORATED | 80403 | 158128000005 | R0026585 | 1               | A-FRAME         | 1971  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 28 |
| 213   | NULL       | HIGH VIEW      | DR            | UNINCORPORATED | 80304 | 146114022002 | R0034864 | 1               | A-FRAME         | 1971  | 1995        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 14 |
| 1860  | NULL       | LAZY Z         | RD            | UNINCORPORATED | 80466 | 158123000018 | R0026607 | 1               | 2 - 3 STORY     | 1971  | 1979        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 23 |
| 1120  | NULL       | LEWIS          | LN            | UNINCORPORATED | 80503 | 120306000007 | R0051295 | 1               | A-FRAME         | 1971  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 70 | 6  |
| 1091  | NULL       | RUDI           | LN            | UNINCORPORATED | 80403 | 158136001004 | R0025617 | 1               | A-FRAME         | 1971  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 85    |            | MOUNT MEEKER   | LN            | UNINCORPORATED | 80510 | 119711100010 | R0058072 | 1               | A-FRAME         | 1972  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 11 |
| 95    | NULL       | RANGE          | RD            | UNINCORPORATED | 80466 | 158115003001 | R0025152 | 1               | A-FRAME         | 1972  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 14 |
| 1333  | NULL       | SUGARLOAF      | RD            | UNINCORPORATED | 80302 | 146128006002 | R0023411 | 1               | A-FRAME         | 1972  | 2001        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 28 |
| 208   | NULL       | WILD TIGER     | RD            | UNINCORPORATED | 80302 | 146130006005 | R0024547 | 1               | A-FRAME         | 1972  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 30 |
| 83    | NULL       | ALPINE         | DR            | NEDERLAND      | 80466 | 158118014008 | R0056137 | 1               | A-FRAME         | 1973  | 1990        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 136   | NULL       | CAMP EDEN      | RD            | UNINCORPORATED | 80403 | 157931000002 | R0026022 | 1               | A-FRAME         | 1973  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 31 |
| 490   | NULL       | CAMP EDEN      | RD            | UNINCORPORATED | 80403 | 158136010024 | R0025707 | 1               | A-FRAME         | 1973  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 0     | NULL       | COUNTY RD 128J | NULL          | UNINCORPORATED | 80466 | 158300200043 | R0027102 | 1               | A-FRAME         | 1973  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 20 |
| 854   | NULL       | DIVIDE VIEW    | DR            | UNINCORPORATED | 80403 | 157931006016 | R0025553 | 1               | A-FRAME         | 1973  | 1994        | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 31 |
| 118   | NULL       | GRIZZLY        | DR            | UNINCORPORATED | 80481 | 132122002002 | R0030375 | 1               | 2 - 3 STORY     | 1973  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 22 |
| 233   | NULL       | HUMMER         | DR            | UNINCORPORATED | 80466 | 158105003011 | R0024430 | 1               | A-FRAME         | 1973  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 5  |
| 56    | NULL       | PEAKVIEW       | RD            | UNINCORPORATED | 80302 | 131934002007 | R0034355 | 1               | A-FRAME         | 1973  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 34 |
| 525   | NULL       | BIG JOHN       | RD            | UNINCORPORATED | 80540 | 119900000044 | R0057293 | 1               | 1 STORY - RANCH | 1974  | 0           | Mountains          | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 33 |

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| Addr  | Street Dir | Street            | Street Suffix | City           | Zip   | Parcel       | Account  | Building Number | Design Style | Built | Re-model ed | Constructio n Type                   | Improvement Type            | T  | R  | S  |
|-------|------------|-------------------|---------------|----------------|-------|--------------|----------|-----------------|--------------|-------|-------------|--------------------------------------|-----------------------------|----|----|----|
| 33566 | NULL       | COAL CREEK CANYON | DR            | UNINCORPORATED | 80403 | 158136100014 | R0025895 | 2               | A-FRAME      | 1974  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 0     | NULL       | GOLD LAKE         | RD            | UNINCORPORATED | 80455 | 145907000002 | R0031722 | 1               | A-FRAME      | 1974  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 72 | 7  |
| 4678  | NULL       | LEE HILL          | DR            | UNINCORPORATED | 80302 | 131933002005 | R0034085 | 1               | A-FRAME      | 1974  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 33 |
| 12738 | NULL       | SHERAMDI          | ST            | UNINCORPORATED | 80503 | 120520410001 | R0053184 | 1               | A-FRAME      | 1974  | 0           | Plains                               | SINGLE FAM RES IMPROVEMENTS | 3N | 69 | 20 |
| 13536 | NULL       | GOLD HILL         | RD            | UNINCORPORATED | 80302 | 145917000018 | R0607289 | 1               | A-FRAME      | 1975  | 2009        | Not Applicable                       | SINGLE FAM RES IMPROVEMENTS | 1N | 72 | 17 |
| 1388  | NULL       | DEER TRAIL        | RD            | UNINCORPORATED | 80302 | 146104013004 | R0022719 | 2               | A-FRAME      | 1976  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 4  |
| 168   | NULL       | DIVIDE VIEW       | DR            | UNINCORPORATED | 80403 | 157931006005 | R0025512 | 1               | A-FRAME      | 1976  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 31 |
| 893   | NULL       | LOGAN MILL        | RD            | UNINCORPORATED | 80302 | 146120000081 | R0069306 | 1               | A-FRAME      | 1976  | 2012        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 20 |
| 520   | NULL       | RUDI              | LN            | UNINCORPORATED | 80403 | 157931013001 | R0509315 | 1               | A-FRAME      | 1976  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 31 |
| 574   | NULL       | COPPERDALE        | LN            | UNINCORPORATED | 80403 | 157931001030 | R0071975 | 1               | A-FRAME      | 1977  | 1979        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 31 |
| 22    | NULL       | DOE               | TRL           | NEDERLAND      | 80466 | 158118013013 | R0056142 | 1               | A-FRAME      | 1977  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 8423  | NULL       | MIDDLE FORK       | RD            | UNINCORPORATED | 80302 | 131924007064 | R0054779 | 1               | A-FRAME      | 1977  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 24 |
| 531   | NULL       | TAYLOR            | RD            | UNINCORPORATED | 80540 | 119930001002 | R0057499 | 1               | A-FRAME      | 1977  | 1988        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 30 |
| 168   | NULL       | ALPINE            | DR            | NEDERLAND      | 80466 | 158118016007 | R0056073 | 1               | A-FRAME      | 1978  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 545   | NULL       | BOW MOUNTAIN      | RD            | UNINCORPORATED | 80304 | 146111005010 | R0034035 | 1               | A-FRAME      | 1978  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 11 |
| 31    | NULL       | DOE               | TRL           | NEDERLAND      | 80466 | 158118016012 | R0056102 | 1               | A-FRAME      | 1978  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 2     | NULL       | LEON              | LN            | UNINCORPORATED | 80403 | 158136009005 | R0025847 | 1               | A-FRAME      | 1978  | 1989        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 470   | NULL       | BIG JOHN          | RD            | UNINCORPORATED | 80540 | 119900000047 | R0057804 | 2               | TOOL SHED    | 1979  | 0           | Wood or Steel Studs in Bearing Walls | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 33 |
| 91    | NULL       | DOE               | TRL           | NEDERLAND      | 80466 | 158118019001 | R0055959 | 1               | A-FRAME      | 1979  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 8123  | NULL       | MIDDLE FORK       | RD            | UNINCORPORATED | 80302 | 131924017001 | R0080820 | 1               | A-FRAME      | 1979  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 24 |
| 8123  | NULL       | MIDDLE FORK       | RD            | UNINCORPORATED | 80302 | 131924017001 | R0080820 | 1               | A-FRAME      | 1979  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 24 |
| 579   | NULL       | PRIMOS            | RD            | UNINCORPORATED | 80302 | 145933000009 | R0023537 | 1               | A-FRAME      | 1979  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 72 | 33 |
| 64    | NULL       | VALLEYVIEW        | DR            | NEDERLAND      | 80466 | 158313413004 | R0055949 | 1               | A-FRAME      | 1979  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 8343  | NULL       | WEST FORK         | RD            | UNINCORPORATED | 80302 | 131924007051 | R0054720 | 1               | A-FRAME      | 1979  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 24 |
| 822   | NULL       | CAMP EDEN         | RD            | UNINCORPORATED | 80403 | 158136009006 | R0025625 | 1               | A-FRAME      | 1980  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 36 |
| 183   | NULL       | PINE GLADE        | RD            | UNINCORPORATED | 80466 | 158115001006 | R0025172 | 1               | A-FRAME      | 1980  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 14 |
| 9911  | NULL       | SUGARLOAF         | RD            | UNINCORPORATED | 80302 | 158106000004 | R0027949 | 1               | A-FRAME      | 1980  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 6  |

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| Addr  | Street Dir | Street           | Street Suffix | City           | Zip    | Parcel       | Account  | Building Number | Design Style | Built | Re-model ed | Constructio n Type                   | Improvement Type            | T  | R  | S  |
|-------|------------|------------------|---------------|----------------|--------|--------------|----------|-----------------|--------------|-------|-------------|--------------------------------------|-----------------------------|----|----|----|
| 2282  | NULL       | COUNTY RD 87     | RD            | UNINCORPORATED | 80481  | 131900000107 | R0515458 | 5               | LODGING      | 1981  | 0           | Wood or Steel Studs in Bearing Walls | EX CHARITABLE NON-RES IMPS  | 2N | 71 | 5  |
| 118   |            | CROOKED SPUR     |               | UNINCORPORATED | 80302  | 131933002002 | R0083966 | 1               | A-FRAME      | 1981  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 33 |
| 1815  | NULL       | GROSS DAM        | RD            | UNINCORPORATED | 80403  | 157933000003 | R0025241 | 1               | A-FRAME      | 1981  | 2006        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 33 |
| 80    | NULL       | WILDEWOOD        | DR            | NEDERLAND      | 80466  | 158118013003 | R0056068 | 1               | A-FRAME      | 1981  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 1178  | NULL       | PINE GLADE       | RD            | UNINCORPORATED | 80466  | 158114002003 | R0025189 | 1               | A-FRAME      | 1982  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 14 |
| 167   | NULL       | SPRUCE           | ST            | JAMESTOWN      | 80455  | 131930008006 | R0022079 | 1               | A-FRAME      | 1982  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 71 | 30 |
| 705   | E          | BASELINE         | RD            | LAFAYETTE      | 80026  | 146535401007 | R0020093 | 1               | A-FRAME      | 1983  | 0           | Outskirts                            | DUP/TRIPLEX IMPROVEMENTS    | 1N | 69 | 35 |
| 705   | E          | BASELINE         | RD            | LAFAYETTE      | 80026- | 146535401007 | R0020093 | 1               | A-FRAME      | 1983  | 0           | Outskirts                            | DUP/TRIPLEX IMPROVEMENTS    | 1N | 69 | 35 |
| 707   | E          | BASELINE         | RD            | LAFAYETTE      | 80026  | 146535401013 | R0141769 | 1               | A-FRAME      | 1983  | 0           | Outskirts                            | DUP/TRIPLEX IMPROVEMENTS    | 1N | 69 | 35 |
| 707   | E          | BASELINE         | RD            | LAFAYETTE      | 80026- | 146535401013 | R0141769 | 1               | A-FRAME      | 1983  | 0           | Outskirts                            | DUP/TRIPLEX IMPROVEMENTS    | 1N | 69 | 35 |
| 709   | E          | BASELINE         | RD            | LAFAYETTE      | 80026  | 146535401014 | R0141770 | 1               | A-FRAME      | 1983  | 0           | Outskirts                            | DUP/TRIPLEX IMPROVEMENTS    | 1N | 69 | 35 |
| 709   | E          | BASELINE         | RD            | LAFAYETTE      | 80026- | 146535401014 | R0141770 | 1               | A-FRAME      | 1983  | 0           | Outskirts                            | DUP/TRIPLEX IMPROVEMENTS    | 1N | 69 | 35 |
| 546   | NULL       | FLINT GULCH      | RD            | UNINCORPORATED | 80540  | 120125001001 | R0056366 | 1               | A-FRAME      | 1983  | 1998        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 70 | 30 |
| 25    | NULL       | JADE             | WAY           | UNINCORPORATED | 80540  | 120330003002 | R0056338 | 1               | A-FRAME      | 1983  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 70 | 30 |
| 1650  | NULL       | LAZY Z           | RD            | UNINCORPORATED | 80466  | 158122000104 | R0026590 | 1               | A-FRAME      | 1983  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 22 |
| 115   | NULL       | PARK             | ST            | LYONS          | 80540  | 120318429011 | R0094042 | 1               | A-FRAME      | 1983  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 70 | 18 |
| 200   | NULL       | ROCKLEDGE        | CIR           | UNINCORPORATED | 80540  | 119932000050 | R0081011 | 1               | A-FRAME      | 1983  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 32 |
| 357   | NULL       | 3RD              | AVE           | UNINCORPORATED | 80503  | 131725409004 | R0056610 | 1               | A-FRAME      | 1984  | 0           | Longmont                             | SINGLE FAM RES IMPROVEMENTS | 2N | 70 | 25 |
| 337   | NULL       | ARROWOOD         | DR            | UNINCORPORATED | 80540  | 119736001016 | R0080663 | 1               | 2 - 3 STORY  | 1984  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 73 | 36 |
| 686   | NULL       | HEMLOCK          | RD            | UNINCORPORATED | 80540  | 119903004007 | R0058051 | 1               | A-FRAME      | 1984  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 3  |
| 925   | NULL       | MOUNTAIN MEADOWS | RD            | UNINCORPORATED | 80302  | 146130000013 | R0028052 | 1               | A-FRAME      | 1984  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1N | 71 | 30 |
| 1610  | NULL       | COLD SPRING      | RD            | UNINCORPORATED | 80466  | 158105005005 | R0023682 | 1               | 2 - 3 STORY  | 1986  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 5  |
| 827   | NULL       | PINE CONE        | CIR           | UNINCORPORATED | 80481  | 132129009013 | R0030608 | 1               | A-FRAME      | 1986  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 29 |
| 20345 | S          | ST VRAIN         | DR            | UNINCORPORATED | 80540  | 119934300011 | R0053781 | 1               | A-FRAME      | 1986  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 3N | 72 | 34 |
| 161   | NULL       | ALPINE           | DR            | NEDERLAND      | 80466  | 158118031002 | R0056117 | 1               | A-FRAME      | 1988  | 1996        | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 72 | 18 |
| 2380  | NULL       | CARIBOU          | RD            | UNINCORPORATED | 80466  | 158310000022 | R0027943 | 1               | A-FRAME      | 1992  | 0           | Mountains                            | SINGLE FAM RES IMPROVEMENTS | 1S | 73 | 10 |

1. Most fields in the table was populated directly from Boulder County Assessor data, which may incorrectly classify buildings, refer to other buildings on the property, or be incomplete.

| Addr | Street Dir | Street          | Street Suffix | City             | Zip   | Parcel       | Account  | Building Number      | Design Style    | Built | Re-model ed      | Construction Type | Improvement Type            | T  | R  | S  |
|------|------------|-----------------|---------------|------------------|-------|--------------|----------|----------------------|-----------------|-------|------------------|-------------------|-----------------------------|----|----|----|
| 223  | NULL       | REINDEER        | DR            | UNINCORPORATED   | 80481 | 132129003019 | R0030527 | 1                    | A-FRAME         | 1998  | 0                | Mountains         | SINGLE FAM RES IMPROVEMENTS | 2N | 72 | 29 |
| 0    | NULL       | COUNTY RD 87    | NULL          | UNINCORPORATED   | 80481 | 132112000021 | R0510510 | NO DATA <sup>1</sup> |                 | NA    |                  |                   |                             | 2N | 72 | 12 |
| 0    | NULL       | FAWN            | LN            | UNINCORPORATED   | 80481 | 132129003024 | R0030532 | NO DATA <sup>1</sup> |                 | NA    |                  |                   |                             | 2N | 72 | 29 |
| 275  |            | HIGHWAY 72      |               | NEDERLAND        | 80466 | 158313216002 | R0022794 | 1                    | WORSHIP         | 1973  | 1991             | Mountains         | EX CHURCH NON-RES IMPS      | 1S | 73 | 13 |
| 0    |            | LEFTHAND CANYON | DR            | UNINCORPORATED   | 80455 | 145908000005 | R0031291 | NO DATA <sup>1</sup> |                 | NA    |                  |                   |                             | 1N | 72 | 8  |
| 355  |            | Ponca           | Place         | BOULDER          | 80303 | 157704211001 | R0085247 | 1                    | WORSHIP         | 1964  | 0                | Boulder           | EX CHURCH NON-RES IMPS      | 1S | 70 | 4  |
| 1845 |            | KOHLER          | DR            | BOULDER          | 80305 | 157706303006 | R0007281 | 1                    | A-FRAME         | 1967  | 2011             | Boulder           | SINGLE FAM RES IMPROVEMENTS | 1S | 70 | 6  |
| 1785 |            | DEER VALLEY     | RD            | BOULDER          | 80305 | 157706303004 | R0003604 | 1                    | 1 STORY - RANCH | 1965  | 1972             | Boulder           | SINGLE FAM RES IMPROVEMENTS | 1S | 70 | 6  |
| 1900 |            | KOHLER          | DR            | BOULDER          | 80305 | 157706412002 | R0007374 | 1                    | 2 - 3 STORY     | 1965  | 1972, 1982, 1998 | Boulder           | SINGLE FAM RES IMPROVEMENTS | 1S | 70 | 6  |
| 1920 |            | KOHLER          | DR            | BOULDER          | 80305 | 157706412003 | R0006124 | 1                    | 2 - 3 STORY     | 1965  | 2009, 2011       | Boulder           | SINGLE FAM RES IMPROVEMENTS | 1S | 70 | 6  |
| 1960 |            | KOHLER          | DR            | BOULDER          | 80305 | 157706412005 | R0001504 | 1                    | 2 - 3 STORY     | 1965  | 1991-1998, 2015  | Boulder           | SINGLE FAM RES IMPROVEMENTS | 1S | 70 | 6  |
| 25   |            | CHESEBRO        | WAY           | ELDORADO SPRINGS |       | 157925414009 | R0039550 | 1                    | 1 STORY - RANCH | NA    | 2009             | Boulder           | SINGLE FAM RES IMPROVEMENTS | 1S | 71 | 25 |

**A-FRAME STRUCTURES IN BOULDER COUN'**

| Addr | Street Dir | Street           | Street Suffix | Subdivision                       | Acres | Architect/ Contractor                    | Prefab Supplier           | Site Number | Determination | Notes   |
|------|------------|------------------|---------------|-----------------------------------|-------|--|---------------------------|-------------|---------------|---|
| 73   | NULL       | LAB              | RD            | TR, NBR 960 ALLENSPARK AREA       | 9.151 |  |                           |             |               |   |
| 4246 |            | LEE HILL         | DR            | BOULDER HEIGHTS - BOV             | 1.247 | William Weaver                           |                           |             |               | Developer, builder, real estate company               |
| 1706 | NULL       | OLD TOWNSITE     | RD            | TR, NBR 903 SUGARLOAF AREA        | 0.68  |  |                           |             |               |   |
| 2935 |            | 3RD              | ST            | NEWLANDS- BO                      | 0.57  | John Thacker                             |                           |             |               |   |
| 1412 | NULL       | SUNSHINE CANYON  | DR            | SUNSHINE CANYON AREA              | 4.881 | Richard Brown- Brown<br>Brokaw and Bowen |                           |             |               |   |
| 3075 |            | FOURMILE CANYON  | DR            | TR, NBR 903 SUGARLOAF AREA        | 3.9   |  |                           |             |               |   |
| 3653 | NULL       | FOURTH OF JULY   | RD            | TR, NBR 920 ELDORA AREA           | 1.358 |  |                           |             |               |   |
| 5027 | NULL       | FOURTH OF JULY   | RD            | TR, NBR 920 ELDORA AREA           | 1.612 |  |                           |             |               |   |
| 847  | NULL       | HEMLOCK          | RD            | BIG ELK MEADOW & REPLAT - MT      | 0.477 |  |                           |             |               |   |
| 6101 | NULL       | LEFTHAND CANYON  | DR            | TR, NBR 940 GOLD HILL AREA        | 0.765 |  |                           |             |               |   |
| 939  | NULL       | POORMAN          | RD            | TR, NBR 128,158,172-178 FOOTHILLS | 3.109 |  |                           |             |               |   |
| 878  | NULL       | KLONDYKE         | AVE           | ELDORA - MT                       | 0.178 | William J. Tregay                        |                           |             |               |   |
| 2071 | NULL       | LAZY Z           | RD            | TR, NBR 910 WALKER RANCH AREA     | 2.059 |  |                           |             |               |   |
| 29   | NULL       | MARYVILLE        | RD            | TR, NBR 920 ELDORA AREA           | 1.365 |  |                           |             |               |   |
| 134  | NULL       | PORTER RANCH     | RD            | TR, NBR 910 WALKER RANCH AREA     | 3.153 |  |                           |             |               |   |
| 409  | NULL       | RIVERSIDE        | DR            | TR, NBR 961 ST VRAIN AREA         | 0.31  | Don Shepard, Allenspark                  |                           |             |               |   |
| 2115 | NULL       | RIVERSIDE        | DR            | RAYMOND BUTLERS - MT              | 0.261 |  |                           |             |               |   |
| 0    |            | B & M            | ST            | WARD - WD                         | 0.259 |  |                           |             |               |   |
| 71   | NULL       | BEAVER CREEK     | DR            | BEAVER VALLEY ESTATES - MT        | 1.417 |  |                           |             |               |   |
| 552  | NULL       | COUGHLIN MEADOWS | RD            | TR, NBR 930 WARD AREA             | 0     | Mt. Side Homes                           |                           |             |               |   |
| 1116 | NULL       | DIVIDE VIEW      | DR            | KUHLMANN HEIGHTS - MT             | 8.813 |  | Prefab by Delta           |             |               |   |
| 6262 | NULL       | FLAGSTAFF        | RD            | TR, NBR 910 WALKER RANCH AREA     | 1.49  |  |                           |             |               |   |
| 3661 | NULL       | FOURTH OF JULY   | RD            | TR, NBR 920 ELDORA AREA           | 0.807 |  |                           |             |               |   |
| 495  | NULL       | HARD             | WAY           | TR, NBR 930 WARD AREA             | 1.111 |  |                           |             |               |   |
| 833  | NULL       | HEMLOCK          | DR            | BIG ELK MEADOW & REPLAT - MT      | 0.482 | Joe B. Miller                            | Basic Built Plans BB-1406 |             |               |   |
| 98   | NULL       | MINE             | LN            | BOULDER HEIGHTS 4 - BOV           | 1.157 | ???                                      |                           |             |               |   |
| 103  | NULL       | OLDE CARTER LAKE | RD            | TR, NBR 910 WALKER RANCH AREA     | 0.323 |  |                           |             |               |   |
| 103  | NULL       | OVERLAND         | DR            | SKY RANCH ESTATES - MT            | 2.641 | R.J. Hircock, Valmont Road               |                           |             |               |   |
| 727  | NULL       | OVERLAND         | DR            | SKY RANCH ESTATES - MT            | 1.918 | Richard Affolter Jr., Boulder            |                           |             |               | Obit says he was contractor. Also did 88 Skyline View |
| 179  | NULL       | PINON            | WAY           | TR, NBR 910 WALKER RANCH AREA     | 1.153 | Daniel Roy and Gerald                    |                           |             |               | Roy and Goins listed at 6850 S Penn,                  |

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| Addr  | Street Dir | Street            | Street Suffix | Subdivision                      | Acres  | Architect/ Contractor                           | Prefab Supplier                    | Site Number | Determination | Notes                                       |
|-------|------------|-------------------|---------------|----------------------------------|--------|---|------------------------------------|-------------|---------------|---|
| 61    | NULL       | PONDEROSA         | WAY           | TR, NBR 910 WALKER RANCH AREA    | 1.197  | Daniel Roy and Gerald Goins (owner and builder) |                                    |             |               |   |
| 105   | NULL       | PONDEROSA         | WAY           | TR, NBR 910 WALKER RANCH AREA    | 2.431  | Daniel Roy and Gerald Goins (owner and builder) |                                    |             |               |   |
| 2     | NULL       | RONNIE            | RD            | KUHLMANN HEIGHTS 3 - MT          | 0.542  |   |                                    |             |               |   |
| 210   | NULL       | SANDY             | DR            | TALL TIMBERS 1 - MT              | 0.944  |   |                                    |             |               |   |
| 2043  | NULL       | SKI               | RD            | TR, NBR 960 ALLENSPARK AREA      | 0      |   |                                    | 5BL9817     |               |   |
| 95    | NULL       | VALLEYVIEW        | DR            | BIG SPRINGS REPLATS - NE         | 0.96   |   |                                    |             |               |   |
| 291   | NULL       | CANON VIEW        | RD            | BOULDER HEIGHTS 7 - BOV          | 1.452  |   | Delta Vacation Homes               |             |               |   |
| 1290  | NULL       | FOLSOM            | ST            | UNIVERSITY HEIGHTS 2 - BO        | 0.478  | Hobart D. Wagener                               |                                    |             |               |   |
| 1689  | NULL       | FOURMILE CANYON   | DR            | TR, NBR 903 SUGARLOAF AREA       | 2.701  |   |                                    |             |               |   |
| 2253  | NULL       | FOURTH OF JULY    | RD            | TR, NBR 920 ELDORA AREA          | 1.94   | Richard Paquette                                |                                    |             |               | Also did 60 Timberline                      |
| 1648  | NULL       | GROSS DAM         | RD            | TR, NBR 910 WALKER RANCH AREA    | 1.924  |   |                                    |             |               |   |
| 247   | NULL       | HARD              | WAY           | TR, NBR 930 WARD AREA            | 1.003  |   | Delta                              |             |               |   |
| 404   | NULL       | HARD              | WAY           | TR, NBR 930 WARD AREA            | 0.984  |   |                                    |             |               |   |
| 6769  | NULL       | LEFTHAND CANYON   | DR            | TR, NBR 940 GOLD HILL AREA       | 0.347  |   |                                    |             |               |   |
| 51916 | NULL       | PEAK TO PEAK      | HWY           | TR, NBR 930 WARD AREA            | 42.451 |   |                                    |             |               |   |
| 231   | NULL       | PINON             | WAY           | TR, NBR 910 WALKER RANCH AREA    | 1.252  | Daniel Roy and Gerald Goins (owner and builder) |                                    |             |               | Denver Owners. Old Card Says Lazy Z Estates |
| 184   | NULL       | PONDEROSA         | LN            | TR, NBR 960 ALLENSPARK AREA      | 1.345  |   |                                    |             |               |   |
| 651   | NULL       | POORMAN           | RD            | SUNSHINE CANYON AREA             | 4.087  |   |                                    |             |               |   |
| 184   | S          | SKY VIEW          | DR            | BONANZA MOUNTAIN ESTATES - MT    | 0.649  |   |                                    |             |               |   |
| 88    | NULL       | SKYLINE VIEW      | NULL          | SKY RANCH ESTATES - MT           | 6.605  | R.J. Affolter, 2155 or 2555 Topaz               |                                    |             |               |   |
| 433   | NULL       | TAHOSA PARK NORTH | RD            | TR, NBR 960 ALLENSPARK AREA      | 1.995  |   |                                    |             |               |   |
| 215   | NULL       | BEAVER CREEK      | DR            | BEAVER VALLEY ESTATES - MT       | 3.612  | Leo Barnard                                     |                                    |             |               |   |
| 3497  | NULL       | COAL CREEK CANYON | DR            | TR, NBR 910 WALKER RANCH AREA    | 0      |   |                                    |             |               |   |
| 1569  | NULL       | COUNTY RD 103     | NULL          | TR, NBR 930 WARD AREA            | 1.904  |   |                                    |             |               |   |
| 909   | NULL       | COUNTY RD 84W     | NULL          | TR, NBR 960 ALLENSPARK AREA      | 2.875  |   |                                    |             |               |   |
| 700   | NULL       | CRESCENT          | DR            | COUNTRY CLUB PARK PT REPLAT - BO | 0.475  |   |                                    |             |               |   |
| 101   | NULL       | HICKOK            | TRL           | BAR K RANCH 2 - MT               | 1.435  |   | Delta Vacation Homes               |             |               |   |
| 11955 | NULL       | HWY 7             | HWY           | TR, NBR 960 ALLENSPARK AREA      | 11.386 | Ralph Faith                                     | Per Owner: Weyerhauser Kit 25 x 40 |             |               |   |

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| Addr  | Street Dir | Street           | Street Suffix | Subdivision                    | Acres  | Architect/ Contractor    | Prefab Supllier      | Site Number | Determination       | Notes   |
|-------|------------|------------------|---------------|--------------------------------|--------|--------------------------|----------------------|-------------|---------------------|---|
| 154   | NULL       | IRONCLAD VIEW    | RD            | TR, NBR 960 ALLENSPARK AREA    | 2.077  |                          |                      |             |                     |   |
| 168   | NULL       | MISTY VALE       | CT            | SUNSHINE CANYON AREA           | 1.695  |                          |                      |             |                     |   |
| 116   | NULL       | NUGGET           | DR            | LAZY ACRES - BOV               | 0.913  |                          |                      |             |                     |   |
| 49045 | NULL       | PEAK TO PEAK     | HWY           | TR, NBR 930 WARD AREA          | 1.013  |                          |                      |             |                     |   |
| 275   | NULL       | SWITZERLAND      | TRL           | WHISPERING PINES 1 - MT        | 0.957  |                          | Delta                |             |                     |   |
| 195   | NULL       | TIMBERLINE       | RD            | WHISPERING PINES - MT          | 1.123  |                          | Delta Vacation Homes |             |                     |   |
| 726   | NULL       | WAGONWHEEL GAP   | RD            | BOW MOUNTAIN REPLAT - MT       | 1.161  |                          |                      |             |                     |   |
| 73    | NULL       | BIGBEE           | RD            | TR, NBR 930 WARD AREA          | 6.412  |                          |                      |             |                     |   |
| 128   | NULL       | CABIN CREEK      | RD            | TR, NBR 960 ALLENSPARK AREA    | 1.163  |                          | Delta Vacation Homes |             |                     |   |
| 428   | NULL       | CABIN CREEK      | **            | TR, NBR 960 ALLENSPARK AREA    | 2.075  |                          |                      |             |                     |   |
| 507   | NULL       | CAMP EDEN        | RD            | KUHLMANN HEIGHTS 3 - MT        | 0.876  | Thomas Peterson          |                      |             |                     |   |
| 1064  | NULL       | COLD SPRING      | RD            | TR, NBR 901 NEDERLAND AREA     | 0.806  |                          |                      |             |                     |   |
| 1445  | NULL       | COUNTY RD 100J   | NULL          | TR, NBR 930 WARD AREA          | 1.857  |                          |                      |             |                     |   |
| 353   | NULL       | HARD             | WAY           | TR, NBR 930 WARD AREA          | 0.924  |                          |                      |             |                     |   |
| 400   | NULL       | HARD             | WAY           | TR, NBR 930 WARD AREA          | 1.848  |                          |                      |             |                     |   |
| 268   | NULL       | LEONARDS         | RD            | SEVEN HILLS 1 - MT             | 5.262  |                          |                      |             |                     |   |
| 16    | NULL       | RANGE            | RD            | ASPEN MEADOWS - MT             | 1.535  |                          |                      |             |                     |   |
| 1290  | NULL       | ROCK LAKE        | RD            | TR, NBR 950 JAMESTOWN AREA     | 1.707  |                          | Delta Vacation Homes |             |                     |   |
| 393   | NULL       | SKI RD EAST      | NULL          | TR, NBR 960 ALLENSPARK AREA    | 2.003  |                          |                      |             |                     |   |
| 180   |            | SPRING GULCH     | RD            | TR, NBR 930 WARD AREA          | 4.043  |                          |                      |             |                     |   |
| 495   | NULL       | ST VRAIN         | RD            | TR, NBR 960 ALLENSPARK AREA    | 23.225 |                          |                      |             |                     |   |
| 246   | NULL       | ARROWOOD         | DR            | ARROWOOD - MT                  | 1.877  |                          |                      |             |                     |   |
| 208   | NULL       | COUNTY RD 116    | NULL          | TR, NBR 930 WARD AREA          | 7.31   |                          |                      |             |                     |   |
| 123   | NULL       | PINE GLADE       | RD            | ASPEN MEADOWS - MT             | 1.939  |                          | Delta Vacation Homes |             |                     |   |
| 1214  | NULL       | SPRING GULCH     | RD            | TR, NBR 930 WARD AREA          | 39.393 |                          | Delta Vacation Homes |             |                     |   |
| 60    | NULL       | TIMBERLINE       | RD            | WHISPERING PINES - MT          | 2.368  | Richard Paquette         |                      |             |                     | Also did 2253 Fourth of July  |
| 2575  | N          | 119TH            | ST            | EAST COUNTY                    | 10.249 |                          |                      |             |                     |   |
| 146   | NULL       | HUMMER           | DR            | COLD SPRINGS 1 - MT            | 0.896  |                          |                      |             |                     |   |
| 12191 | N          | 61ST             | ST            | TR, NBR 803-830 RURAL BO & LGT | 36.698 | Contractor: R.W. Gregory |                      | 5BL9282     | Not Eligible- Field | R. W. Gregory was owner and contract. Built in 1966. Owned until 1989 when he and wife Dorothy L. Gregory went into bankrupcy |
| 229   |            | BIGBEE HIGH      | RD            | TR, NBR 930 WARD AREA          | 4.974  |                          |                      |             |                     |   |
| 124   | NULL       | CABIN CREEK      | RD            | TR, NBR 960 ALLENSPARK AREA    | 1.765  |                          |                      |             |                     |   |
| 550   | NULL       | COUGHLIN MEADOWS | RD            | TR, NBR 930 WARD AREA          | 2.198  |                          |                      |             |                     |   |
| 152   | NULL       | CROCKETT         | TRL           | BAR K RANCH 3 - MT             | 0.778  | Dick Gapter              |                      |             |                     |   |

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| Addr  | Street Dir | Street         | Street Suffix | Subdivision                      | Acres  | Architect/ Contractor                     | Prefab Supplier  | Site Number | Determination | Notes   |
|-------|------------|----------------|---------------|----------------------------------|--------|---|--|-------------|---------------|---|
| 78    | NULL       | EVERGREEN      | WAY           | TR, NBR 910 WALKER RANCH AREA    | 1.028  |   |  |             |               |   |
| 2079  | NULL       | LAZY Z         | RD            | TR, NBR 910 WALKER RANCH AREA    | 5.02   |   |  |             |               |   |
| 16180 | NULL       | PEAK TO PEAK   | DR            | ARROWOOD - MT                    | 3.041  |   | Delta Homes and Joe Connelly   |             |               |   |
| 71    | NULL       | STINKY GULCH   | RD            | HIGH POINT - NE                  | 9.022  |   |  |             |               | A-frame built into hillside- additional decks placed atop   |
| 519   | NULL       | BIGBEE HIGH    | RD            | TR, NBR 930 WARD AREA            | 3.332  |   | Delta Homes  |             |               |   |
| 2246  | NULL       | CARIBOU        | RD            | TR, NBR 920 ELDORA AREA          | 4.367  |   | Delta Homes  |             |               |   |
| 1014  | NULL       | COUNTY RD 99   | NULL          | TR, NBR 910 WALKER RANCH AREA    | 5.295  |   | Delta Vacation Homes   |             |               |   |
| 213   | NULL       | HIGH VIEW      | DR            | PINE BROOK HILLS 1 REPLAT - BOV  | 5.512  |   | Delta Homes  |             |               | Asian Influence. Extensively remodeled in 1995. Original Prefab a-frame visible in one of last photos |
| 1860  | NULL       | LAZY Z         | RD            | TR, NBR 910 WALKER RANCH AREA    | 1.625  |   |  |             |               |   |
| 1120  | NULL       | LEWIS          | LN            | TR, NBR 962 LYONS AREA           | 5.102  |   |  |             |               | 2nd Story overhangs First   |
| 1091  | NULL       | RUDI           | LN            | KUHLMANN HEIGHTS 2 - MT          | 1.241  |   |  |             |               |   |
| 85    |            | MOUNT MEEKER   | LN            | TR, NBR 960 ALLENSPARK AREA      | 1.299  |   |  |             |               |   |
| 95    | NULL       | RANGE          | RD            | ASPEN MEADOWS - MT               | 1.151  | Mountain Home Construction, Magnolia Road |  |             |               |   |
| 1333  | NULL       | SUGARLOAF      | RD            | TALL TIMBERS 2 REPLAT - MT       | 1.5299 |   |  |             |               |   |
| 208   | NULL       | WILD TIGER     | RD            | MOUNTAIN MEADOWS & 1 REPLAT - MT | 1.016  | Mountain Home Construction, Magnolia Road | was told by current owner it was a kit purchased through a local builder, but unknown who kit supplier was |             |               |   |
| 83    | NULL       | ALPINE         | DR            | BIG SPRINGS 2 - NE               | 0.618  |   |  |             |               |   |
| 136   | NULL       | CAMP EDEN      | RD            | TR, NBR 910 WALKER RANCH AREA    | 25.037 |   |  |             |               |   |
| 490   | NULL       | CAMP EDEN      | RD            | KUHLMANN HEIGHTS 3 - MT          | 0.8    |   |  |             |               |   |
| 0     | NULL       | COUNTY RD 128J | NULL          | TR, NBR 920 ELDORA AREA          | 4.73   |   |  |             |               |   |
| 854   | NULL       | DIVIDE VIEW    | DR            | KUHLMANN HEIGHTS - MT            | 2.451  |   |  |             |               |   |
| 118   | NULL       | GRIZZLY        | DR            | MATTOONS HIGHLANDS - MT          | 3.97   |   |  |             |               |   |
| 233   | NULL       | HUMMER         | DR            | COLD SPRINGS 1 - MT              | 0.927  |   | Delta Vacation Homes, PO Box 272, Broomfield, CO ph# 466-2033  |             |               |   |
| 56    | NULL       | PEAKVIEW       | RD            | BOULDER HEIGHTS - BOV            | 2.448  | Mason Bros. Inc., Lee Hill Road           |  |             |               | Split Plane Front   |
| 525   | NULL       | BIG JOHN       | RD            | TR, NBR 961 ST VRAIN AREA        | 27.676 |   |  |             |               |   |

1. Most fields in the table was populated directly from Boulder County Assessor data, which may incorrectly classify buildings, refer to other buildings on the property, or be incomplete.

| Addr  | Street Dir | Street            | Street Suffix | Subdivision                                   | Acres  | Architect/ Contractor  | Prefab Supplier              | Site Number | Determination | Notes         |
|-------|------------|-------------------|---------------|---|--------|--|------------------------------|-------------|---------------|---------------|
| 33566 | NULL       | COAL CREEK CANYON | DR            | TR, NBR 910 WALKER RANCH AREA                 | 1.019  |  |                              |             |               |               |
| 0     | NULL       | GOLD LAKE         | RD            | TR, NBR 930 WARD AREA                         | 4.327  |  |                              |             |               |               |
| 4678  | NULL       | LEE HILL          | DR            | LAZY ACRES - BOV                              | 0.945  |  |                              |             |               |               |
| 12738 | NULL       | SHERAMDI          | ST            | ANHAWA MANOR & 1,2,3 - LGV                    | 0.989  |  |                              |             |               |               |
| 13536 | NULL       | GOLD HILL         | RD            | TR, NBR 940 GOLD HILL AREA                    | 21.132 |  |                              |             |               |               |
| 1388  | NULL       | DEER TRAIL        | RD            | BOULDER HEIGHTS 4 - BOV                       | 1.387  | Pioneer Asso. Contractors                                    |                              |             |               |               |
| 168   | NULL       | DIVIDE VIEW       | DR            | KUHLMANN HEIGHTS - MT                         | 2.386  | Diamon Homes   |                              |             |               |               |
| 893   | NULL       | LOGAN MILL        | RD            | TR, NBR 903 SUGARLOAF AREA                    | 1.869  |  | Delta A-frame- Chateau Model |             |               | Chateau Model |
| 520   | NULL       | RUDI              | LN            | KUHLMANN HEIGHTS REPLAT A EXEMPTION PLAT      | 2.147  | Willar E Patterson, 16200 W 76th, Golden                     |                              |             |               |               |
| 574   | NULL       | COPPERDALE        | LN            | COPPERDALE LANE & REPLAT A - MT               | 0.915  | Heritage West Realty   |                              |             |               |               |
| 22    | NULL       | DOE               | TRL           | BIG SPRINGS 2 - NE                            | 0.894  |  |                              |             |               |               |
| 8423  | NULL       | MIDDLE FORK       | RD            | CRESTVIEW ESTATES & FLG 2 & FLG 2 REP A - BOV | 0.859  |  | Delta                        |             |               |               |
| 531   | NULL       | TAYLOR            | RD            | PINE VALLEY UNIT 1 - MT                       | 1.717  | Quality Builders of Longmont, 1801 Queens Drive              |                              |             |               |               |
| 168   | NULL       | ALPINE            | DR            | BIG SPRINGS 2 - NE                            | 0.665  |  |                              |             |               |               |
| 545   | NULL       | BOW MOUNTAIN      | RD            | BOW MOUNTAIN 2 & REPLAT - MT                  | 2.536  |  |                              |             |               |               |
| 31    | NULL       | DOE               | TRL           | BIG SPRINGS 2 - NE                            | 0.598  |  |                              |             |               |               |
| 2     | NULL       | LEON              | LN            | KUHLMANN HEIGHTS 3 - MT                       | 0.608  |  |                              |             |               |               |
| 470   | NULL       | BIG JOHN          | RD            | TR, NBR 961 ST VRain AREA                     | 22.331 |  | Delta Vacation Homes         |             |               |               |
| 91    | NULL       | DOE               | TRL           | BIG SPRINGS 3 REPLAT - NE                     | 0.77   |  |                              |             |               |               |
| 8123  | NULL       | MIDDLE FORK       | RD            | FIGI AND THE PYNES (NUPUD) - BOV              | 33.41  |  | Delta Vacation Homes         |             |               |               |
| 8123  | NULL       | MIDDLE FORK       | RD            | FIGI AND THE PYNES (NUPUD) - BOV              | 33.41  |  | Delta Vacation Homes         |             |               |               |
| 579   | NULL       | PRIMOS            | RD            | TR, NBR 903 SUGARLOAF AREA                    | 12.332 |  |                              |             |               |               |
| 64    | NULL       | VALLEYVIEW        | DR            | BIG SPRINGS REPLATS - NE                      | 0.842  |  |                              |             |               |               |
| 8343  | NULL       | WEST FORK         | RD            | CRESTVIEW ESTATES & FLG 2 & FLG 2 REP A - BOV | 0.735  | Design West Assoc., 2991 Peak, Boulder, Per Owner: Scarlatti |                              |             |               |               |
| 822   | NULL       | CAMP EDEN         | RD            | KUHLMANN HEIGHTS 3 - MT                       | 0.685  |  |                              |             |               |               |
| 183   | NULL       | PINE GLADE        | RD            | ASPEN MEADOWS - MT                            | 3.121  |  |                              |             |               |               |
| 9911  | NULL       | SUGARLOAF         | RD            | TR, NBR 901 NEDERLAND AREA                    | 1.721  |  |                              |             |               |               |

1. Most fields in the table was populated directly from Boulder County Assessor data, which may incorrectly classify buildings, refer to other buildings on the property, or be incomplete.



| Addr  | Street Dir | Street           | Street Suffix | Subdivision                   | Acres  | Architect/ Contractor         | Prefab Supllier  | Site Number | Determination | Notes                                      |
|-------|------------|------------------|---------------|-------------------------------|--------|-------------------------------|--|-------------|---------------|--|
| 2282  | NULL       | COUNTY RD 87     | RD            | TR, NBR 950 JAMESTOWN AREA    | 1108.2 |                               |  |             |               |  |
| 118   |            | CROOKED SPUR     |               | LAZY ACRES - BOV              | 0.783  | Kraft Construction            |  |             |               |  |
| 1815  | NULL       | GROSS DAM        | RD            | TR, NBR 910 WALKER RANCH AREA | 3.813  |                               |  |             |               |  |
| 80    | NULL       | WILDEWOOD        | DR            | BIG SPRINGS 2 - NE            | 1.118  |                               |  |             |               |  |
| 1178  | NULL       | PINE GLADE       | RD            | ASPEN MEADOWS 3 - MT          | 3.158  |                               | Delta Vacation Homes                                     |             |               |  |
| 167   | NULL       | SPRUCE           | ST            | JAMESTOWN - JT                | 0.379  |                               |  |             |               |  |
| 705   | E          | BASELINE         | RD            | EXCELSIOR PLACE - LA          | 0.144  |                               | Delta Vacation Homes (per Kathy Bliss- last built by her |             |               | Stoecker built as rental (per Kathy Bliss) |
| 705   | E          | BASELINE         | RD            | EXCELSIOR PLACE - LA          | 0.144  |                               | Delta Vacation Homes (per Kathy Bliss- last built by her |             |               | Stoecker built as rental (per Kathy Bliss) |
| 707   | E          | BASELINE         | RD            | EXCELSIOR PLACE - LA          | 0.144  |                               | Delta Vacation Homes (per Kathy Bliss- last built by her |             |               | Stoecker built as rental                   |
| 707   | E          | BASELINE         | RD            | EXCELSIOR PLACE - LA          | 0.144  |                               | Delta Vacation Homes (per Kathy Bliss- last built by her |             |               | Stoecker built as rental                   |
| 709   | E          | BASELINE         | RD            | EXCELSIOR PLACE - LA          | 0.146  |                               | Kathy Bliss- last built by her father)                   |             |               | Stoecker built as rental                   |
| 709   | E          | BASELINE         | RD            | EXCELSIOR PLACE - LA          | 0.146  |                               | Delta Vacation Homes (per Kathy Bliss- last built by her |             |               | Stoecker built as rental                   |
| 546   | NULL       | FLINT GULCH      | RD            | LYONS PARK ESTATES - LYV      | 3.325  |                               |  |             |               |  |
| 25    | NULL       | JADE             | WAY           | LYONS PARK ESTATES - LYV      | 2.568  |                               | Delta Homes  |             |               |  |
| 1650  | NULL       | LAZY Z           | RD            | TR, NBR 910 WALKER RANCH AREA | 4.54   |                               |  |             |               |  |
| 115   | NULL       | PARK             | ST            | LYONS - LY                    | 0.207  |                               |  |             |               |  |
| 200   | NULL       | ROCKLEDGE        | CIR           | TR, NBR 960 ALLENSPARK AREA   | 3.657  |                               | Delta Precut Homes                                       |             |               |  |
| 357   | NULL       | 3RD              | AVE           | NIWOT - NI                    | 0.164  |                               |  |             |               |  |
| 337   | NULL       | ARROWOOD         | DR            | ARROWOOD - MT                 | 7.198  | Jack Williams                 |  |             |               | May have also done 531 Taylor              |
| 686   | NULL       | HEMLOCK          | RD            | BIG ELK MEADOW & REPLAT - MT  | 0.33   |                               | Delta Precut Homes, Broomfield, Seville Model            |             |               |  |
| 925   | NULL       | MOUNTAIN MEADOWS | RD            | TR, NBR 903 SUGARLOAF AREA    | 2.979  |                               | Delta Precut Homes                                       |             |               |  |
| 1610  | NULL       | COLD SPRING      | RD            | COLD SPRINGS - MT             | 0.693  | Colorado Prefessional Framing |  |             |               |  |
| 827   | NULL       | PINE CONE        | CIR           | HIDDEN LAKE - MT              | 1.875  |                               | Delta Precut Homes                                       |             |               |  |
| 20345 | S          | ST VRRAIN        | DR            | TR, NBR 961 ST VRRAIN AREA    | 2.459  |                               | Delta Precut Homes                                       |             |               |  |
| 161   | NULL       | ALPINE           | DR            | BIG SPRINGS FLG 2 RPLT A - NE | 1.533  |                               |  |             |               |  |
| 2380  | NULL       | CARIBOU          | RD            | TR, NBR 920 ELDORA AREA       | 3.569  |                               |  |             |               |  |

1. Most fields in the table was populated directly from Boulder County Assessor data, which may incorrectly classify buildings, refer to other buildings on the property, or be incomplete.

| Addr | Street Dir | Street          | Street Suffix | Subdivision                | Acres | Architect/ Contractor         | Prefab Supllier | Site Number | Determination                | Notes                               |
|------|------------|-----------------|---------------|----------------------------|-------|-------------------------------|-----------------|-------------|------------------------------|-------------------------------------|
| 223  | NULL       | REINDEER        | DR            | SANTAZAKERS - MT           | 0.669 |                               |                 |             |                              |                                     |
| 0    | NULL       | COUNTY RD 87    | NULL          | TR, NBR 950 JAMESTOWN AREA | 2.52  |                               |                 |             |                              |                                     |
| 0    | NULL       | FAWN            | LN            | SANTAZAKERS - MT           | 0.71  |                               |                 |             |                              |                                     |
| 275  |            | HIGHWAY 72      |               | NEDERLAND - NE             | 0.27  |                               | Delta           |             |                              |                                     |
| 0    |            | LEFTHAND CANYON | DR            | TR, NBR 930 WARD AREA      | 5.16  |                               |                 |             |                              |                                     |
| 355  |            | Ponca           | Place         | LAND AND TRACTS            | 2.68  |                               |                 |             |                              |                                     |
| 1845 |            | KOHLER          | DR            | WEST HIGHLAND PARK - BO    | 0.3   | Horizon Homes/ Elgen Builders |                 |             | Architect version of A-frame |                                     |
| 1785 |            | DEER VALLEY     | RD            | WEST HIGHLAND PARK - BO    | 0.24  | Horizon Building, Co.         |                 |             |                              |                                     |
| 1900 |            | KOHLER          | DR            | WEST HIGHLAND PARK - BO    | 0.49  | Horizon Homes                 |                 |             | Truncated/ Clipped           |                                     |
| 1920 |            | KOHLER          | DR            | WEST HIGHLAND PARK - BO    | 0.3   | Horizon Homes                 |                 |             | Truncated/ Clipped           |                                     |
| 1960 |            | KOHLER          | DR            | WEST HIGHLAND PARK - BO    | 0.42  | Horizon Builders              |                 |             | Gambrel/ Cross               |                                     |
| 25   |            | CHESEBRO        | WAY           | MOFFAT LAKES - ES          | 0.12  |                               |                 | 5BL9892     | Not Eligible                 | "A-frame" Is a shed on the property |

1. Most fields in the table was populated directly from Boulder County Assessor data, which may incorrectly classify buildings, refer to other buildings on the property, or be incomplete.

**Appendix B.      Compilation of Known A-frames within County:  
Assessor Records with Photographs**

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## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0037949**

**Address: 700 CRESCENT DR BOULDER, 80303**

**Parcel: 146333422005**

**Location: T1N - R70 W - S33 : COUNTRY CLUB PARK PT REPLAT - BO**

**Records:**

**Documents:**

| Style               | Built/Remodeled | Construction Type                        | Improvement Type         |
|---------------------|-----------------|--|--------------------------|
| Building: 1 A-FRAME | 1966/2006       | Boulder                                  | DUP/TRIPLEX IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1520 sq. ft.             |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 296 sq. ft.              |
|                     |                 | PATIO AREA                               | 578 sq. ft.              |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0085192**

Address: **1290 FOLSOM ST BOULDER, 80302**

Parcel: **146331103002**

Location: **T1N - R70 W - S32 : UNIVERSITY HEIGHTS 2 - BO**

Records: Land Survey Plat (LS-12-0261)

Documents: [LAND SURVEY PLAT \(LS-12-0261\)](#)

| Style               | Built/Remodeled | Construction Type                          | Improvement Type          |
|---------------------|-----------------|--|---------------------------|
|                     |                 | Wood or Steel<br>Studs in<br>Bearing Walls |                           |
| Building: 1 WORSHIP | 1965/None       |  | SPEC.PURPOSE-IMPROVEMENTS |
|                     |                 |  | WORSHIP 4276 sq. ft.      |



Images were not always available from the Boulder County Assessor. Where Images were not available, a red "X" appears, as indicated above. In instances where images were not available, efforts were made to obtain images by other means, including Google Streetview, county aerial imagery and county oblique aerial imagery.









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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0022079**

Address: **167 SPRUCE ST JAMESTOWN, 80455**

Parcel: **131930008006**

Location: **T2N - R71 W - S30 : JAMESTOWN - JT**

Records: Residential Remodel (BP-95-1358)  
Residential Remodel (BP-97-1125)

Documents: [No Description \(BP-95-1358\)](#)  
[Blank \(BP-97-1125\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1982/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 748 sq. ft.                 |
|                     |                 | WALK-OUT BASEMENT FINISHED AREA               | 1012 sq. ft.                |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 180 sq. ft.                 |
|                     |                 | DECK AREA                                     | 488 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

Account Number: R0020093

Address: 705 BASELINE RD LAFAYETTE, 80026-

Parcel: 146535401007

Location: T1N - R69 W - S35 : EXCELSIOR PLACE - LA

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type         |
|--|-----------------|-------------------|--------------------------|
| Building: 1 A-FRAME                      | 1983/None       | Outskirts         | DUP/TRIPLEX IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1920 sq. ft.             |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 704 sq. ft.              |
| DECK AREA                                |                 |                   | 336 sq. ft.              |
| PATIO AREA                               |                 |                   | 304 sq. ft.              |





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Planning 303-441-3930 Building 303-441-3925

Account Number: R0141769

Address: 707 BASELINE RD LAFAYETTE, 80026

Parcel: 146535401013

Location: T1N - R69 W - S35 : EXCELSIOR PLACE - LA

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type         |
|--|-----------------|-------------------|--------------------------|
| Building: 1 A-FRAME                      | 1983/None       | Outskirts         | DUP/TRIPLEX IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1920 sq. ft.             |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 704 sq. ft.              |
| DECK AREA                                |                 |                   | 336 sq. ft.              |
| PATIO AREA                               |                 |                   | 304 sq. ft.              |







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Planning 303-441-3930 Building 303-441-3925

Account Number: R0141770

Address: 709 BASELINE RD LAFAYETTE, 80026

Parcel: 146535401014

Location: T1N - R69 W - S35 : EXCELSIOR PLACE - LA

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type         |
|--|-----------------|-------------------|--------------------------|
| Building: 1 A-FRAME                      | 1983/None       | Outskirts         | DUP/TRIPLEX IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1920 sq. ft.             |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 704 sq. ft.              |
| DECK AREA                                |                 |                   | 336 sq. ft.              |
| PATIO AREA                               |                 |                   | 304 sq. ft.              |





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Planning 303-441-3930 Building 303-441-3925

Account Number: R0094042

Address: 115 PARK ST LYONS, 80540

Parcel: 120318429011

Location: T3N - R70 W - S18 : LYONS - LY

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1983/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 900 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 660 sq. ft.                 |
| BASEMENT GARAGE AREA                     |                 |                   | 900 sq. ft.                 |
| DECK AREA                                |                 |                   | 192 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056137**

**Address: 83 ALPINE DR NEDERLAND, 80466**

**Parcel: 158118014008**

**Location: T1S - R72 W - S18 : BIG SPRINGS 2 - NE**

**Records:**

**Documents:**

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1973/1990       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1368 sq. ft.                |
|                     |                 | DETACHED GARAGE                               | 528 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 1070 sq. ft.                |
|                     |                 | DECK AREA                                     | 728 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056117**

Address: **161 ALPINE DR NEDERLAND, 80466**

Parcel: **158118031002**

Location: **T1S - R72 W - S18 : BIG SPRINGS FLG 2 RPLT A - NE**

Records: Residential Addition (BP-96-1632)

Documents: [No Description \(BP-96-1632\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1988/1996       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1082 sq. ft.                |
| WALK-OUT BASEMENT FINISHED AREA               |                 |                   | 954 sq. ft.                 |
| DETACHED GARAGE                               |                 |                   | 660 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 294 sq. ft.                 |
| DECK AREA                                     |                 |                   | 544 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056073**

Address: **168 ALPINE DR NEDERLAND, 80466**

Parcel: **158118016007**

Location: **T1S - R72 W - S18 : BIG SPRINGS 2 - NE**

Records: Residential Addition (BP-97-1877)

Documents: [Blank \(BP-97-1877\)](#)  
[BUILDING PERMIT-File in Nederland \(BP-97-1877\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1978/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1152 sq. ft.                |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 336 sq. ft.                 |
| DECK AREA                                     |                 |                   | 500 sq. ft.                 |
| DECK AREA                                     |                 |                   | 192 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

Account Number: R0056142

Address: 22 DOE TRL NEDERLAND, 80466  
Parcel: 158118013013  
Location: T1S - R72 W - S18 : BIG SPRINGS 2 - NE  
Records:  
Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1977/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1080 sq. ft.                |
| DETACHED GARAGE                               |                 |                   | 570 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 504 sq. ft.                 |
| DECK AREA                                     |                 |                   | 240 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056102**

Address: **31 DOE TRL NEDERLAND, 80466**

Parcel: **158118016012**

Location: **T1S - R72 W - S18 : BIG SPRINGS 2 - NE**

Records: Residential Remodel (BP-96-1927)  
Residential Remodel (BP-98-0001)

Documents: [No Description \(BP-96-1927\)](#)  
[Blank \(BP-98-0001\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1978/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1152 sq. ft.                |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA         | 1152 sq. ft.                |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 336 sq. ft.                 |
|                     |                 | DECK AREA                                     | 316 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0055959**

Address: **91 DOE TRL NEDERLAND, 80466**

Parcel: **158118019001**

Location: **T1S - R72 W - S18 : BIG SPRINGS 3 REPLAT - NE**

Records: Residential Remodel (BP-00-1461)

### Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1979/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1056 sq. ft.                |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA         | 816 sq. ft.                 |
|                     |                 | BASEMENT GARAGE AREA                          | 240 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 448 sq. ft.                 |
|                     |                 | DECK AREA                                     | 342 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

Account Number: R0022956

Address: 71 STINKY GULCH RD NEDERLAND, 80466

Parcel: 158313112002

Location: T1S - R73 W - S13 : HIGH POINT - NE

Records:

Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1970/1978       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 678 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 332 sq. ft.                 |
|                     |                 | DECK AREA                                     | 280 sq. ft.                 |
|                     |                 | ENCLOSED PORCH AREA                           | 40 sq. ft.                  |
|                     |                 | SHED AREA                                     | 120 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0055949**

**Address: 64 VALLEYVIEW DR NEDERLAND, 80466**

**Parcel: 158313413004**

**Location: T1S - R72 W - S18 : BIG SPRINGS REPLATS - NE**

**Records:** Residential Remodel (BP-95-1565)  
Residential Remodel (BP-95-1816)  
Residential Accessory Building (BP-96-1197)  
Residential Remodel (BP-96-1380)  
Residential Addition (BP-03-0671)  
Residential Accessory Building (BP-03-0831)

**Documents:** [No Description \(BP-95-1565\)](#)  
[No Description \(BP-95-1816\)](#)  
[Blank \(BP-96-1197\)](#)  
[Blank \(BP-96-1380\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1979/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 960 sq. ft.                 |
|                     |                 | WALK-OUT BASEMENT FINISHED AREA          | 960 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 528 sq. ft.                 |
|                     |                 | DECK AREA                                | 336 sq. ft.                 |
|                     |                 | DECK AREA                                | 60 sq. ft.                  |







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Planning 303-441-3930 Building 303-441-3925

Account Number: R0056074

Address: 95 VALLEYVIEW DR NEDERLAND, 80466

Parcel: 158313412006

Location: T1S - R72 W - S18 : BIG SPRINGS REPLATS - NE

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 768 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 224 sq. ft.                 |
| SUBTERRANEAN BASEMENT UNFINISHED AREA    |                 |                   | 384 sq. ft.                 |
| DECK AREA                                |                 |                   | 144 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

Account Number: R0056068

Address: 80 WILDEWOOD DR NEDERLAND, 80466

Parcel: 158118013003

Location: T1S - R72 W - S18 : BIG SPRINGS 2 - NE

Records: Residential Addition (BP-01-0673)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1981/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1152 sq. ft.                |
| WALK-OUT BASEMENT FINISHED AREA               |                 |                   | 1152 sq. ft.                |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 408 sq. ft.                 |
| DECK AREA                                     |                 |                   | 216 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056512**

**Address: 2575 119TH ST UNINCORPORATED, 80026**

**Parcel: 146526000023**

**Location: T1N - R69 W - S26 : EAST COUNTY**

**Records:** Accessory Agricultural Building (BP-75-19607)  
Accessory Agricultural Building (BP-83-0363)  
New Residence (BP-66-9269)  
Electrical Service Change (BP-86-1449)  
Residential Accessory Building (BP-86-1508)  
Illegal Dwelling Enforcement (ZON-12-0034)  
PreApplication Conference (PAC-12-0112)

**Documents:** [Microfiche Card \(BP-86-1449\)](#)  
[14 Sep 2012 inspection picture \(ZON-12-0034\)](#)  
[14 Sep 2012 inspection picture \(ZON-12-0034\)](#)  
[30 day violation notice \(ZON-12-0034\)](#)  
[13 Sep 2012 site visit notes \(ZON-12-0034\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1969/None       | Plains                                   | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1176 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 192 sq. ft.                 |
|                     |                 | SUBTERRANEAN BASEMENT FINISHED AREA      | 588 sq. ft.                 |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 588 sq. ft.                 |



|                 |             |
|-----------------|-------------|
| DETACHED GARAGE | 360 sq. ft. |
| PATIO AREA      | 502 sq. ft. |



2575 N 119<sup>th</sup> Street





09/13/2012





## A-Frame Report

Land Use Department  
Courthouse Annex  
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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056610**

**Address: 357 3RD AVE UNINCORPORATED, 80503**

**Parcel: 131725409004**

**Location: T2N - R70 W - S25 : NIWOT - NI**

**Records:** Subdivision Exemption (SE-84-015)  
New Residence (BP-84-0281)  
Residential Addition (BP-09-0331)

**Documents:** [Subdivision Exemption \(SE-84-015\)](#)  
[BUILDING PERMIT \(BP-09-0331\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1984/None       | Longmont          | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1600 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 960 sq. ft.                 |
| DECK AREA                                |                 |                   | 280 sq. ft.                 |







## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0052852**

**Address: 12191 61ST ST UNINCORPORATED, 80503**

**Parcel: 120327000010**

**Location: T3N - R70 W - S27 : TR, NBR 803-830 RURAL BO & LGT**

**Records:** New Residence (BP-66-8994)  
Special Use Review (SU-80-26)  
Floodplain Development Permit (FDP-87-11FW)  
Residential Remodel (BP-87-1168)  
Special Use Review (SU-92-002)  
Electrical Service Change (BP-92-0039)  
Floodplain Development Permit (FDP-92-06FW)  
Electrical Service Change (BP-94-0034)  
Electrical Service Change (BP-94-0698)  
Land Survey Plat (LS-99-0151)  
Land Survey Plat (LS-00-0177)  
New Residence (BP-01-1746)  
Electrical Service Change (BP-02-0346)  
Residential Remodel (BP-02-1484)  
Residential Remodel (BP-05-1606)  
Residential Remodel (BP-05-1614)  
New Commercial Building (BP-07-0928)  
Residential Remodel (BP-07-1188)  
PreApplication Conference (PAC-16-0051)  
PreApplication Conference (PAC-16-0503)  
PreApplication Conference (PAC-17-0125)  
Limited Impact Special Use Review (LU-17-0014)  
Limited Impact Special Use Review (LU-17-0017)

Documents: [Microfiche Card \(BP-66-8994\)](#)

[PC Action Letter \(SU-92-002\)](#)

[No Description \(BP-92-0039\)](#)

[No Description \(BP-94-0034\)](#)

[No Description \(BP-94-0698\)](#)

[No Description \(LS-99-0151\)](#)

[No Description \(LS-00-0177\)](#)

[BUILDING PERMIT \(BP-07-0928\)](#)

[BUILDING PERMIT \(BP-07-1188\)](#)

[TEST \(LU-17-0014\)](#)

[APO Map \(LU-17-0014\)](#)

[Application Materials \(LU-17-0014\)](#)

[APO List \(LU-17-0014\)](#)

[BOCC Public Hearing Notice July 25, 2017 \(LU-17-0014\)](#)

[Floodplain \(LU-17-0014\)](#)

[Transportation Referral \(LU-17-0014\)](#)

[public health referral response \(LU-17-0014\)](#)

[CBO Referral Response \(LU-17-0014\)](#)

[POS referral 7-7-2017 \(LU-17-0014\)](#)

[Transportation Referral Addendum \(LU-17-0014\)](#)

[BOCC Staff Recommendation July 25, 2017 \(LU-17-0014\)](#)

[BOCC Hearing Notice August 22, 2017 \(LU-17-0017\)](#)

[Application Materials \(LU-17-0017\)](#)

[Application Received Memo \(LU-17-0017\)](#)

[APO List \(LU-17-0017\)](#)

[APO Map \(LU-17-0017\)](#)

[Floodplain referral \(LU-17-0017\)](#)

[public health referral response \(LU-17-0017\)](#)

[CBO Referral Response \(LU-17-0017\)](#)

[Transportation Referral Response \(LU-17-0017\)](#)

[POS referral 8-3-2017 \(LU-17-0017\)](#)

[BOCC Staff Recommendation Packet \(LU-17-0017\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type              |                                  |
|---------------------|-----------------|---|-------------------------------|----------------------------------|
| Building: 1 LODGING | 1925/None       | Masonry or<br>Concrete Load-<br>Bearing Walls | EX POLITICAL SUB NON-RES IMPS | LODGING 2014 sq. ft.             |
| Building: 2 LODGING | 1970/None       | Wood or Steel<br>Studs in<br>Bearing Walls    | EX POLITICAL SUB NON-RES IMPS | LODGING 6822 sq. ft.             |
| Building: 3 SHED    | 1925/None       | Wood or Steel<br>Studs in<br>Bearing Walls    | EX COUNTY RES IMPS            | EQUIPMENT SHED 676 sq. ft.       |
| Building: 4 SHED    | 1925/None       | Wood or Steel<br>Studs in<br>Bearing Walls    | EX COUNTY RES IMPS            | EQUIPMENT SHED 672 sq. ft.       |
| Building: 5 BARN    | 1925/None       | Metal Columns,<br>Girders w/<br>Metal Siding  | EX COUNTY RES IMPS            | GENERAL PURPOSE BARN 864 sq. ft. |
| Building: 6 SHED    | 1925/None       | Wood or Steel<br>Studs in<br>Bearing Walls    | EX COUNTY RES IMPS            | EQUIPMENT SHED 1260 sq. ft.      |
| Building: 7 SHED    | 1925/None       | Wood or Steel<br>Studs in<br>Bearing Walls    | EX COUNTY RES IMPS            |                                  |

|              |                      |           |                                      |                      |              |
|--------------|----------------------|-----------|--------------------------------------|----------------------|--------------|
|              |                      |           |                                      | EQUIPMENT SHED       | 280 sq. ft.  |
| Building: 8  | EQUIPMENT SHED       | 1925/None | Wood or Steel Studs in Bearing Walls | EX COUNTY RES IMPS   |              |
|              |                      |           |                                      | EQUIPMENT SHED       | 640 sq. ft.  |
| Building: 9  | EQUIPMENT SHED       | 1925/None | Wood or Steel Studs in Bearing Walls | EX COUNTY RES IMPS   |              |
|              |                      |           |                                      | EQUIPMENT SHED       | 600 sq. ft.  |
| Building: 10 | EQUIPMENT SHED       | 1925/None | Wood or Steel Studs in Bearing Walls | EX COUNTY RES IMPS   |              |
|              |                      |           |                                      | EQUIPMENT SHED       | 680 sq. ft.  |
| Building: 11 | EQUIPMENT SHED       | 1925/None | Wood or Steel Studs in Bearing Walls | EX COUNTY RES IMPS   |              |
|              |                      |           |                                      | EQUIPMENT SHED       | 192 sq. ft.  |
| Building: 12 | GENERAL PURPOSE BARN | 1925/None | Wood or Steel Studs in Bearing Walls | EX COUNTY RES IMPS   |              |
|              |                      |           |                                      | GENERAL PURPOSE BARN | 1395 sq. ft. |























## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057272**

**Address: 246 ARROWOOD DR UNINCORPORATED, 80540**

**Parcel: 119736001006**

**Location: T3N - R73 W - S36 : ARROWOOD - MT**

**Records:** Subdivision Final Plat (SD-169)  
New Commercial Building (BP-68-10647)  
New Residence (BP-74-18811)  
Residential Remodel (BP-77-22457)

### Documents:

| Style  | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                        | 1968/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA       |                 |                   | 1320 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA             |                 |                   | 512 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA                |                 |                   | 364 sq. ft.                 |
| NON-CALCULATED AREA (USED TO DESCRIBE DRAWING) |                 |                   | 1464 sq. ft.                |
| DECK AREA                                      |                 |                   | 1746 sq. ft.                |
| ENCLOSED PORCH AREA                            |                 |                   | 180 sq. ft.                 |



















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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0080663**

**Address: 337 ARROWOOD DR UNINCORPORATED, 80540**

**Parcel: 119736001016**

**Location: T3N - R73 W - S36 : ARROWOOD - MT**

**Records:** Subdivision Final Plat (SD-169)  
New Residence (BP-83-1307)  
Plumbing - Other (BP-11-0641)

**Documents:** [Building Permit Record \(BP-11-0641\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                  | 1984/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 852 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 368 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 452 sq. ft.                 |
| WALK-OUT BASEMENT UNFINISHED AREA        |                 |                   | 400 sq. ft.                 |
| DECK AREA                                |                 |                   | 162 sq. ft.                 |















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Planning 303-441-3930 Building 303-441-3925

Account Number: R0023384

Address: 71 BEAVER CREEK DR UNINCORPORATED, 80466

Parcel: 158314002002

Location: T1S - R73 W - S14 : BEAVER VALLEY ESTATES - MT

Records: New Residence (BP-64-7554)  
Residential Addition (BP-69-11523)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 840 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 300 sq. ft.                 |
| DECK AREA                                     |                 |                   | 72 sq. ft.                  |

0815



71 Beaver Creek Photo by J. Wahlers 11/2/2017





71 Beaver Creek Photo by J. Wahlers 11/2/2017





## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0024194**

**Address: 215 BEAVER CREEK DR UNINCORPORATED, 80466**

**Parcel: 158314002006**

**Location: T1S - R73 W - S14 : BEAVER VALLEY ESTATES - MT**

**Records:** New Residence (BP-66-8974)  
Residential Addition (BP-71-14207)  
Residential Addition (BP-81-0196)  
Building Lot Determination (BLD-14-0009)  
Zoning Enforcement (ZON-16-0258)

**Documents:** [ALBRECHT BLOT \(BLD-14-0009\)](#)  
[Albrecht application & parcel research \(BLD-14-0009\)](#)  
[Email complaint received 8-29-16 \(ZON-16-0258\)](#)

| Style             | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------|-----------------|--|-----------------------------|
| 1 STORY -         |                 |  |                             |
| Building: 1 RANCH | 1966/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                   |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1419 sq. ft.                |
|                   |                 | WALK-OUT BASEMENT FINISHED AREA          | 270 sq. ft.                 |
|                   |                 | WALK-OUT BASEMENT UNFINISHED AREA        | 952 sq. ft.                 |











# A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

Account Number: R0057804

Address: **470 BIG JOHN RD UNINCORPORATED, 80540**

Parcel: **119900000047**

Location: **T3N - R72 W - S33 : TR, NBR 961 ST VRAIN AREA**

Records: New Residence (BP-79-0201)  
Subdivision Exemption (SE-72-047)  
Building Lot Determination (BLD-11-0121)  
Site Plan Review (SPR-12-0005)  
New Residence (BP-12-1062)  
Residential Remodel (BP-13-1411)  
Land Survey Plat (LS-14-0122)

Documents: [Microfiche Card \(SE-72-047\)](#)  
[blot letter \(BLD-11-0121\)](#)  
[referral pack SPR-12-0005 \(SPR-12-0005\)](#)  
[APO list SPR-12-0005 \(SPR-12-0005\)](#)  
[APO map SPR-12-0005 \(SPR-12-0005\)](#)  
[WQ OWS SPR Referral Letter \(SPR-12-0005\)](#)  
[Public Health Memo \(SPR-12-0005\)](#)  
[POS referral 2-17-12 \(SPR-12-0005\)](#)  
[DL pack \(SPR-12-0005\)](#)  
[Approved reveg escrow \(SPR-12-0005\)](#)  
[Plan Submittal \(BP-12-1062\)](#)  
[HERS Report \(BP-12-1062\)](#)  
[Deed and Water \(BP-12-1062\)](#)  
[Permit Application \(BP-12-1062\)](#)  
[Zoning Affidavits \(BP-12-1062\)](#)  
[Sprinklers not required \(BP-12-1062\)](#)  
[Engineer Letter for Logs \(BP-12-1062\)](#)  
[Insulation report \(BP-12-1062\)](#)  
[Approved reveg escrow \(BP-12-1062\)](#)  
[Final HERS \(BP-12-1062\)](#)  
[Reveg Dep \(BP-12-1062\)](#)  
[BP Application and Plans \(BP-13-1411\)](#)  
[BUILDING PERMIT \(BP-13-1411\)](#)  
[IMPROVEMENT SURVEY PLAT \(LS-14-0122\)](#)

| Style                   | Built/Remodeled | Construction Type                              | Improvement Type            |
|-------------------------|-----------------|--|-----------------------------|
| Building: 1 2 - 3 STORY | 2012/None       | Mountains                                      | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA       | 1811 sq. ft.                |
|                         |                 | WALK-OUT BASEMENT FINISHED AREA                | 1224 sq. ft.                |
|                         |                 | Wood or Steel<br>Studs in<br>Bearing Walls     |                             |
| Building: 2 TOOL SHED   | 1979/None       |  | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | TOOL SHED                                      | 70 sq. ft.                  |
|                         |                 | Wood or Steel<br>Studs in<br>Bearing Walls     |                             |
| Building: 3 SHED        | 1979/None       |  | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | EQUIPMENT SHED                                 | 120 sq. ft.                 |
|                         |                 | Wood or Steel<br>Studs in<br>Bearing Walls     |                             |
| Building: 4 BUILDING    | 1979/None       |  | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | NON-CALCULATED AREA (USED TO DESCRIBE DRAWING) | 800 sq. ft.                 |
|                         |                 | NON-CALCULATED AREA (USED TO DESCRIBE DRAWING) | 64 sq. ft.                  |



|  |           |             |
|--|-----------|-------------|
|  | DECK AREA | 120 sq. ft. |
| NON-CALCULATED AREA (USED TO DESCRIBE DRAWING) |           | 160 sq. ft. |
|  | DECK AREA | 220 sq. ft. |





Compilation of Known A-frames within County: Assessor Records with Photographs Page 1



# A-Frame Report

Land Use Department  
Courthouse Annex  
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www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057293

Address: 525 BIG JOHN RD UNINCORPORATED, 80540

Parcel: 119900000044

Location: T3N - R72 W - S33 : TR, NBR 961 ST VRAIN AREA

Records: New Residence (BP-71-14210)  
Residential Remodel (BP-89-1312)

Documents:

|             | Style           | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|-----------------|-----------------|--|-----------------------------|
| Building: 1 | 1 STORY - RANCH | 1974/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |                 |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 480 sq. ft.                 |











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030220**

**Address: 73 BIGBEE RD UNINCORPORATED, 80455**

**Parcel: 132133000072**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

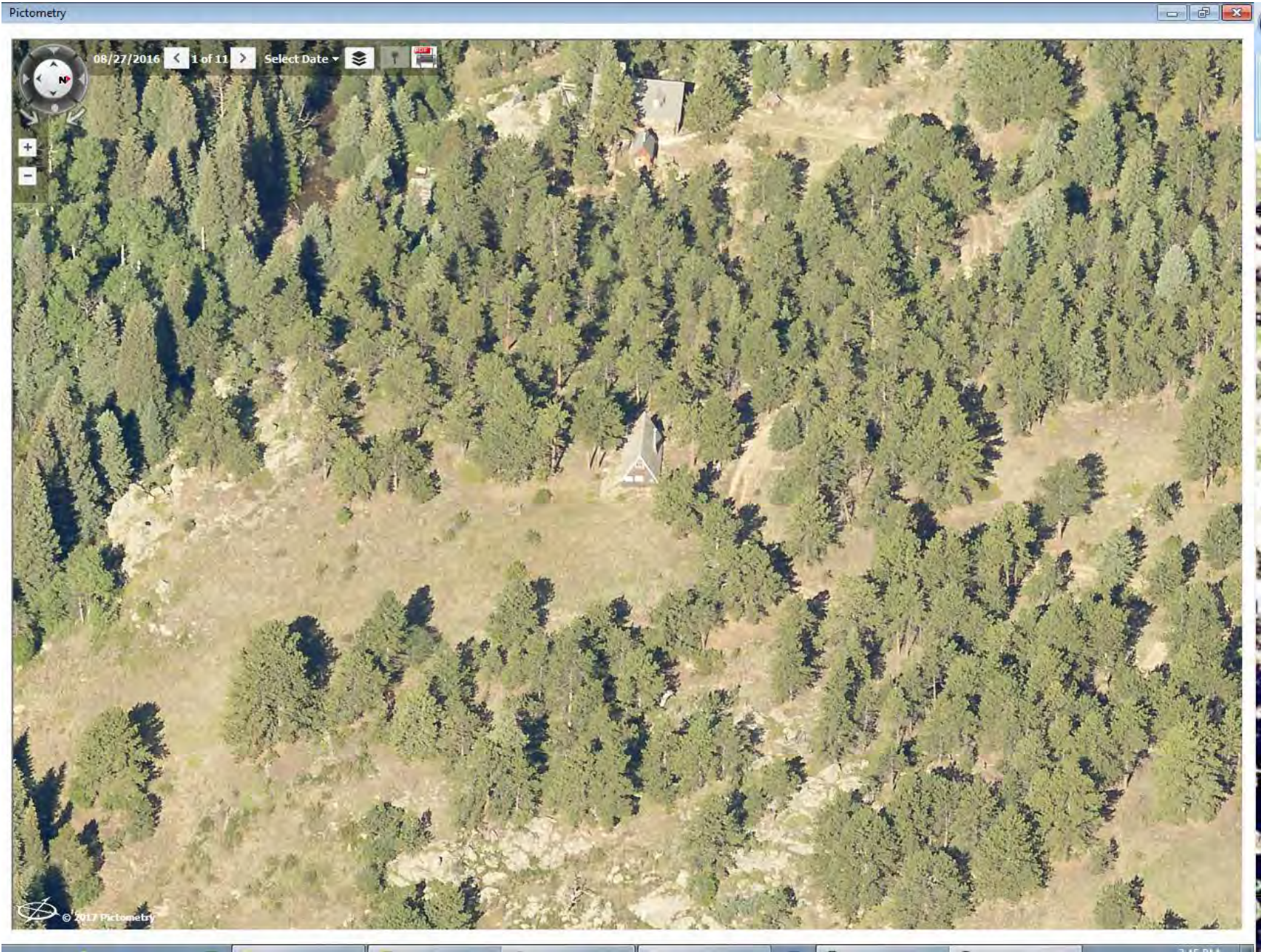
**Records:** New Residence (BP-64-7609)  
Residential Remodel (BP-94-1034)  
Research (RES-11-0093)

**Documents:** [No Description \(BP-94-1034\)](#)  
[6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |             |
|-------------|---------|-----------------|---|-----------------------------|-------------|
| Building: 1 | A-FRAME | 1967/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |             |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                             | 496 sq. ft. |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                             | 240 sq. ft. |
|             |         |                 | DECK AREA                                     |                             | 260 sq. ft. |













R2A 10F
R1A
N530220

## BUILDING DESCRIPTION AND REPLACEMENT COST RECORD — RESIDENTIAL

CLASSIFICATION No. R2A 10F

STORIES

| TYPE                  | USE | CONSTRUCTION | ROOMS | QUALITY RATING | YEAR | P | F | A | G | E |
|-----------------------|-----|--------------|-------|----------------|------|---|---|---|---|---|
| Single Dwelling       | ✓   | Frame        | M     | Minimum        | 1965 | ✓ |   |   |   |   |
| Double Dwelling       |     | Stone        | F     | Fair           | 19   |   |   |   |   |   |
| Multif Dwelling       |     | Block        | A     | Average        | 19   |   |   |   |   |   |
| Residential Apartment |     | Brick Veneer | G     | Good           | 19   |   |   |   |   |   |
|                       |     | Prefab       | E     | Excellent      | 19   |   |   |   |   |   |

MAIN BUILDING DESCRIPTION

GROUND PLAN SKETCH (Indicate Number Stories) Scale \_\_\_\_\_ Ft

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

BLDG. No. \_\_\_\_\_

AREA — MAIN BUILDING

16 x 31 = 496

TOTAL 496

(1) FOUNDATION

| M | F | A | G | E |
|---|---|---|---|---|
| ✓ |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(2) EXTERIOR W.

| M | F | A | G | E |
|---|---|---|---|---|
| ✓ |   |   |   |   |
| ✓ |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(3) ROOF

| M | F | A | G | E |
|---|---|---|---|---|
| ✓ |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(4) ROOFING

| M | F | A | G | E |
|---|---|---|---|---|
| ✓ |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(5) FLOORS

| M | F | A | G | E |
|---|---|---|---|---|
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(6) INTERIOR FINISH

| M | F | A | G | E |
|---|---|---|---|---|
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(7) BATH FLOORS

| M | F | A | G | E |
|---|---|---|---|---|
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(8) BATH WALLS

| M | F | A | G | E |
|---|---|---|---|---|
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(9) KITCHEN

| M | F | A | G | E |
|---|---|---|---|---|
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(10) ELECTRICAL

| M | F | A | G | E |
|---|---|---|---|---|
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |
|   |   |   |   |   |

(11) PLUMBING

| No. | UNIT | COST | COST |
|-----|------|------|------|
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |
|     |      |      |      |

(12) HEATING & COOLING

| ITEM | M | F | A | G | E | Rm. | AREA |
|------|---|---|---|---|---|-----|------|
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |
|      |   |   |   |   |   |     |      |

Base Perimeter 90 FRONT Actual Perimeter 94

(13) Unfinished Basement

(14) Finished Basement

(15) Porches

Half Story

Other Items and Remarks:

A Frame Sidewall 3' high CB

Change class to R2A 10 12/67

(16), (17), (18) OTHER IMPROVEMENTS

| CLASS OR ITEM | Grade | Walls | Floor | Roof | Dimensions | Area Sq Ft | Unit Cost | R.C.N. | Age | % Good | R.C.N.L.D. |
|---------------|-------|-------|-------|------|------------|------------|-----------|--------|-----|--------|------------|
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |

COMPUTATIONS

| YEAR                 | Aug 19 65        | DEC 11 19 67 | 19    | 19               | 19   |       |
|----------------------|------------------|--------------|-------|------------------|------|-------|
| Computed By          | CH               | JEAN         |       |                  |      |       |
| ITEM                 | Area or Quantity | Unit         | Total | Area or Quantity | Unit | Total |
| First Floor          | 496              | 3.34         | 1656  | 496              | 6.06 | 3006  |
| Second Floor LOFT    | 240              | 1.25         | 300   | 240              | 1.25 | 300   |
| Third Floor          |                  |              |       |                  |      |       |
| Half Story           |                  |              |       |                  |      |       |
| Plumbing             |                  |              |       |                  |      |       |
| Heating & Cooling    |                  |              | 100   |                  |      | 100   |
| Unfinished Basement  |                  |              |       |                  |      |       |
| Finished Basement    |                  |              |       |                  |      |       |
| Finished Attic       |                  |              |       |                  |      |       |
| Porches              |                  |              |       |                  |      |       |
| Dollar Adjustment    |                  |              | 151   |                  |      | -97   |
| W.D.E.C.K.           |                  |              |       | 240              | 1.50 | 360   |
| Replacement Cost New |                  |              | 2207  |                  |      | 3699  |
| Percent Good         |                  |              | 100   |                  |      | 100   |
| R.C.N.L.D.           |                  |              | 2207  |                  |      | 3699  |
| Other Improvements   |                  |              |       |                  |      |       |

DEPRECIATION

| Year of Construction | Year of Depreciation | Normal | Obsolescence | % +    | Adjusted % Good |
|----------------------|----------------------|--------|--------------|--------|-----------------|
| Actual               | Adjusted             | Age    | Life         | % Good | Condition       |
| 1967                 |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |
|                      |                      |        |              |        |                 |





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030428

Address: 229 BIGBEE HIGH RD UNINCORPORATED, 80481

Parcel: 132133000025

Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA

Records: New Residence (BP-69-11541)  
Building Code Violation (BCV-06-5039)  
Residential Remodel (BP-06-1936)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1970/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 768 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 480 sq. ft.                 |
| DECK AREA                                     |                 |                   | 64 sq. ft.                  |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0121418**

**Address: 519 BIGBEE HIGH RD UNINCORPORATED, 80455**

**Parcel: 132133000088**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

Records: New Residence (BP-70-12691)  
New Residence (BP-71-13951)

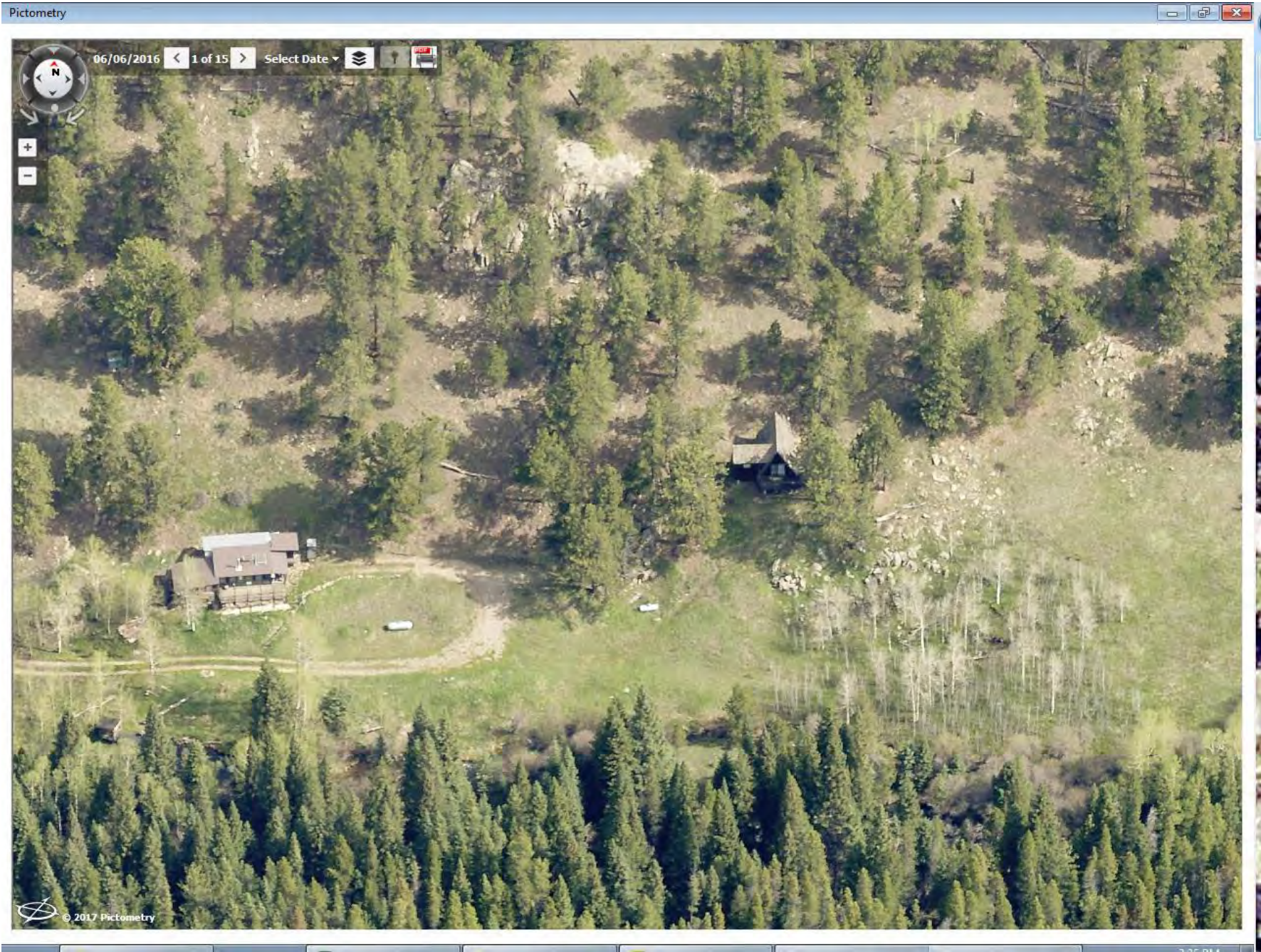
### Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1971/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 352 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 176 sq. ft.                 |
|                     |                 | DECK AREA                                     | 130 sq. ft.                 |





519 Bigbee High













CLASSIFICATION No

STORIES

UNITS

### MAIN BUILDING DESCRIPTION

CARD 1 OF 1

BLDG. No.

— CARDS

GROUND PLAN SKETCH  
(Indicate Number Stories)

Scale \_\_\_\_\_

The image shows a blank grid for a ground plan sketch. The grid is composed of small squares, with a larger square in the top-left corner. To the right of the grid is a scale line with the label 'Scale' and a blank space for a value. The grid is intended for drawing a ground plan sketch, with the number of stories indicated in the top-left corner.

[illegible][illegible][illegible]

LOFT

1

2

1

[illegible]

| Base Perimeter          |   | FRONT |   |   |   |     | Actual Perimeter |  |
|-------------------------|---|-------|---|---|---|-----|------------------|--|
| ITEM                    | M | F     | A | G | E | Rm. | AREA             |  |
| (3) Unfinished Basement |   |       |   |   |   |     |                  |  |
| (3) Finished Basement   |   |       |   |   |   |     |                  |  |
| (4) Finished Attic      |   |       |   |   |   |     |                  |  |
| (5) Porch               |   |       |   |   |   |     |                  |  |

[illegible][illegible][illegible]





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0034035**

**Address: 545 BOW MOUNTAIN RD UNINCORPORATED, 80304**

**Parcel: 146111005010**

**Location: T1N - R71 W - S11 : BOW MOUNTAIN 2 & REPLAT - MT**

**Records:** New Residence (BP-77-22306)  
Residential Accessory Building (BP-84-0450)  
Residential Remodel (BP-97-0750)  
Residential Remodel (BP-98-1711)  
Residential Remodel (BP-98-1927)  
Water Heater (BP-11-1379)  
Flood 2013 Information Note (FLD-13-0581)  
Noxious Weed Enforcement (NWE-15-0057)

**Documents:** [Blank \(BP-97-0750\)](#)  
[Blank \(BP-98-1711\)](#)  
[Blank \(BP-98-1927\)](#)  
[Habitable Letter \(FLD-13-0581\)](#)  
[Notice \(NWE-15-0057\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1978/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1332 sq. ft.                |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 1128 sq. ft.                |
| BASEMENT GARAGE AREA                     |                 |                   | 240 sq. ft.                 |
| DECK AREA                                |                 |                   | 1188 sq. ft.                |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058175**

**Address: 124 CABIN CREEK RD UNINCORPORATED, 80510**

**Parcel: 119711400009**

**Location: T3N - R73 W - S11 : TR, NBR 960 ALLENSPARK AREA**

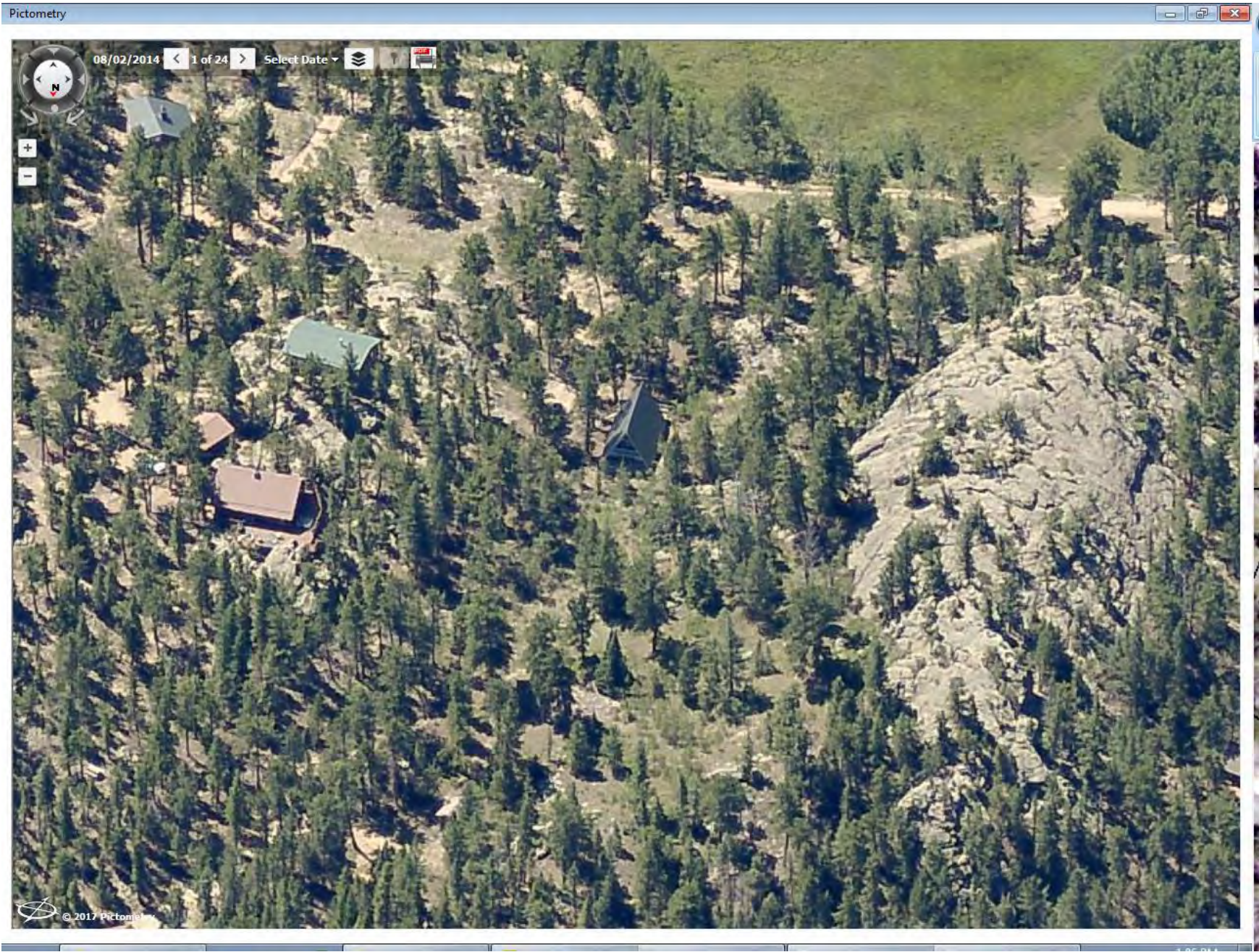
**Records: New Residence (BP-69-12048)**

### Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1970/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 840 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 256 sq. ft.                 |
|                     |                 | DECK AREA                                     | 192 sq. ft.                 |
|                     |                 | PORCH AREA                                    | 72 sq. ft.                  |









124 Cabin Creek Photo by J. Wahlers 11/2/2017







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058085**

**Address: 128 CABIN CREEK RD UNINCORPORATED, 80510**

**Parcel: 119711400003**

**Location: T3N - R73 W - S11 : TR, NBR 960 ALLENSPARK AREA**

**Records: New Residence (BP-66-9228)  
Residential Accessory Building (BP-77-21839)**

### Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1967/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 975 sq. ft.                 |
| DETACHED GARAGE                               |                 |                   | 384 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 168 sq. ft.                 |
| DECK AREA                                     |                 |                   | 304 sq. ft.                 |



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
View of front elevation from below





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Rear Elevation





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Rear and side elevation



Side elevation





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
A frame outhouse



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
A frame Outhouse





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
View from deck on front elevation



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Deck on front elevation





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Window in front elevation



Detail of bargeboard and paneling



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Paneling that gives impression of board and batten





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Interior view



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Interior View





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Detail of scalloped bargeboard and upper gable window



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
View of front elevation from below





128 Cabin Creek Photo by J. Wahlers 11/2/2017

View of front elevation from below



View of front and side elevation, showing kitchen/ laundry addition





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Side elevation showing kitchen/ laundry addition



Rear and side elevation





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Side elevation



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Side elevation showing concrete block foundation





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Front elevation



128 Cabin Creek Photo by J. Wahlers 11/2/2017  
View of front elevation





128 Cabin Creek Photo by J. Wahlers 11/2/2017  
Looking up at front elevation





# RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN

*Marathon*

(AA) PARCEL NO.

(AB) SCHEDULE NO.

*58085*

(DAF) TAX AREA

*136.5*

11-3N-73 8120 0058085 1365 0000 00 0 00 000 12F 1

TR 3767 11-3N-73

BEAL GEORGE M & EVELYN M

2022 N CARTHY RD  
AMES

IA 50010

000 0000 00000

|    |     |      |      |      |      |      |
|----|-----|------|------|------|------|------|
| 76 | 500 | 2070 | 2570 | 1667 | 6900 | 8567 |
| 77 | 500 | 2070 | 2570 | 1667 | 6900 | 8567 |

1112 1217

AUG 1977

SUBJECT PROPERTY

| LAND ATTRIBUTES<br>SUBJECT PROPERTY |           | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                 |                      |                              |                    |                             |                                   |                           |
|-------------------------------------|-----------|--|-----------------|----------------------|------------------------------|--------------------|-----------------------------|-----------------------------------|---------------------------|
| (DAH) ZONING                        | (JAA) USE | (WAA) DATE                               | (WAB) APPRAISER | CONFIRMED SALE PRICE | (IAA) OCCUPANCY OWNER/TENANT | (IAB) MONTHLY RENT | (IAC) FURNISHED UNFURNISHED | (IAD) EST. ECONOMIC RENT (UNFUR.) | (WAE) EST. PROPERTY VALUE |
| IMPROVEMENTS                        |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JBA Paved Street                    |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JBB Graveled Street                 |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JBC Unimproved                      | X         |  |                 |                      |                              |                    |                             |                                   |                           |
| JBD Sidewalk                        |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JBE Curb & Gutter                   |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JBF Street Lights                   |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JBG Alley                           |           |  |                 |                      |                              |                    |                             |                                   |                           |
| UTILITIES                           |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JCA Public Water                    |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JCB Well Water                      | X         |  |                 |                      |                              |                    |                             |                                   |                           |
| JCC Public Sewer                    |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JCD Septic System                   | X         |  |                 |                      |                              |                    |                             |                                   |                           |
| JCE Natural Gas LP                  | X         |  |                 |                      |                              |                    |                             |                                   |                           |
| JCF Electricity                     | X         |  |                 |                      |                              |                    |                             |                                   |                           |
| TOPOGRAPHY                          |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDA Level                           |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDB High                            |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDC Steep                           | X         |  |                 |                      |                              |                    |                             |                                   |                           |
| JDD Low                             |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDE Sloping                         |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDF Hilly                           |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDG Rock                            |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JDH Retaining Wall                  |           |  |                 |                      |                              |                    |                             |                                   |                           |
| SHAPE, ETC.                         |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JEA Representative                  |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JEB Irregular                       |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JEC Cul-De-Sac                      |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JED Corner                          |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JEE View                            |           |  |                 |                      |                              |                    |                             |                                   |                           |
| JEF Non-St. Front                   |           |  |                 |                      |                              |                    |                             |                                   |                           |

| LAND VALUE CALCULATION |      |            |            |           |                    |       |          |       |           |                 |                  |
|------------------------|------|------------|------------|-----------|--------------------|-------|----------|-------|-----------|-----------------|------------------|
| (JAB) LAND CLASS       | DATE | (GAC) CODE | (GAD) SIZE | BASE UNIT | ADJUSTMENT FACTORS |       |          |       |           | BASE UNIT VALUE | TOTAL LAND VALUE |
|                        |      |            |            |           | SIZE               | SHAPE | LOCATION | OTHER | COMPOSITE |                 |                  |
|                        |      |            |            |           |                    |       |          |       |           |                 |                  |

| COST APPROACH |                  |              |      |                     |          |                 |
|---------------|------------------|--------------|------|---------------------|----------|-----------------|
| DATE          | TOTAL R.C.N.L.D. | COST FACTORS |      | ADJUSTED R.C.N.L.D. | ADD LAND | INDICATED VALUE |
|               |                  | AREA         | TIME |                     |          |                 |
|               |                  | %            | %    |                     |          |                 |
|               |                  | %            | %    |                     |          |                 |
|               |                  | %            | %    |                     |          |                 |
|               |                  | %            | %    |                     |          |                 |

| MARKET APPROACH (COMPARABLE SALES) |              |                        |           |               |  |                 |  |
|------------------------------------|--------------|------------------------|-----------|---------------|--|-----------------|--|
| SALES REFERENCE                    | DATE OF SALE | PRICE PAID (R.E. ONLY) | TIME ADJ. | LOCATION ADJ. | PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS) | INDICATED VALUE |  |
|                                    |              |                        |           |               |  |                 |  |
|                                    |              |                        |           |               |  |                 |  |
|                                    |              |                        |           |               |  |                 |  |
|                                    |              |                        |           |               |  |                 |  |

| ACTUAL VALUE |            |             |       | ASSESSED VALUE |       |       |                |
|--------------|------------|-------------|-------|----------------|-------|-------|----------------|
| (FAC) YEAR   | (GAB) LAND | (FAB) IMPS. | TOTAL | LAND           | IMPS. | TOTAL | ENTERED BY     |
| 1978         |            | 12810       |       |                | 3840  |       | <i>13-2278</i> |
| 1978         |            |             |       | 500            | 3220  |       | <i>7/21/78</i> |
| 19           |            |             |       |                |       |       |                |
| 19           |            |             |       |                |       |       |                |
| 19           |            |             |       |                |       |       |                |

|              |  |  |  |  |  |  |  |
|--------------|--|--|--|--|--|--|--|
| Reviewed by: |  |  |  |  |  |  |  |
| Date:        |  |  |  |  |  |  |  |



*6*



NO.

(HAB)  
DOC.  
FEE







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058283**

**Address: 428 CABIN CREEK \*\* UNINCORPORATED, 80510**

**Parcel: 119712000098**

**Location: T3N - R73 W - S12 : TR, NBR 960 ALLENSPARK AREA**

**Records: Electrical Service Change (BP-69-11752)  
Residential Addition (BP-74-18584)**

### Documents:

|             | Style              | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|--------------------|-----------------|---|-----------------------------|
| Building: 1 | 1 STORY -<br>RANCH | 1967/1976       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |                    |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 760 sq. ft.                 |
|             |                    |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 208 sq. ft.                 |
|             |                    |                 | DECK AREA                                     | 260 sq. ft.                 |





## BOULDER COUNTY APPRAISAL CARD

Put Under Velma Tucker

Tract 1631 less Lot 163

## RESIDENTIAL PROPERTY RECORD CARD

R1-g B- PM7MR10.

ADDRESS \_\_\_\_\_

PARCEL NUMBER \_\_\_\_\_

CITY OR  
TOWN

OWNER'S NAME AND ADDRESS:

1365  
70 Box 55 INDEX  
New Jersey

## CHANGES IN OWNERSHIP:

| NAME          | ADDRESS                  | DATE | VOLUME | PAGE | TYPE INSTRUMENT | REMARKS |
|---------------|--------------------------|------|--------|------|-----------------|---------|
| Send to       | Tam Tucker 6248          |      |        |      |                 |         |
| Escallonia Ct | Newark California -94560 |      |        |      |                 |         |
|               |                          |      |        |      |                 |         |
|               |                          |      |        |      |                 |         |
|               |                          |      |        |      |                 |         |
|               |                          |      |        |      |                 |         |
|               |                          |      |        |      |                 |         |
|               |                          |      |        |      |                 |         |

## LEGAL DESCRIPTION

SUB-DIVISION OR ADDITION

SECTION

TWP

RANGE

BLOCK

LOT

N 2 3/4 E 95

11

3N

73

Tract 2650-10.

Down Cabin Creek Rd .4 mi From Hwy, Right,  
TO TOP OF HILL.

| SUBJECT PROPERTY    |               |                |                | NEIGHBORHOOD          |             |                          |  |
|---------------------|---------------|----------------|----------------|-----------------------|-------------|--------------------------|--|
| LAND IMPROVEMENTS   | UTILITIES     | TOPOGRAPHY     | USE            | TOPOGRAPHY            | TREND       | LOCATION OF IMPROVEMENTS |  |
| Paved Street        | City Water    | X Level        | Single Family  | X Level               | Improving   |                          |  |
| Black Topped Street | Well          | High           | Two Family     | High                  | Static      |                          |  |
| Graveled Street     | Sewer         | Steep          | X Multi Family | Steep                 | X Declining |                          |  |
| Unimproved          | X Septic Tank | Low            | Business       | Low                   | Blighted    |                          |  |
| Sidewalk            | Cesspool      | Sloping        | Commercial     | Sloping               |             |                          |  |
| Curb and Gutter     | Natural Gas   | Hilly          | Industrial     | Hilly                 |             |                          |  |
| Street Lights       | L.P. Gas      | X Rock         |                | Rock                  |             |                          |  |
| Alley               | Electricity   | Retaining Wall |                |                       |             |                          |  |
|                     |               |                |                |                       |             |                          |  |
| ZONING              |               |                |                | Date of Improvements: |             | ZONING                   |  |
|                     |               |                |                | Percent Built Up.     |             |                          |  |

## CLASSIFICATION No.

| STORIES         | UNITS | ROOMS |
|-----------------|-------|-------|
| TYPE            |       | USE   |
| Single Dwelling |       |       |
| Double Dwelling |       |       |
| Multi Dwelling  |       |       |
| Residential Apt |       |       |

## LAND VALUE CALCULATION

## SUMMARY

| YEAR | SIZE OR ACRES | UNIT VALUE | ADJUSTMENT FACTORS |       |        |       | FRONT FOOT SQUARE FOOT ACRE VALUE | TOTAL VALUE | DATE | APPRAISER | ACTUAL VALUE |              |       | %   | ASSESSED VALUE |              |       | ENTERED  |
|------|---------------|------------|--------------------|-------|--------|-------|-----------------------------------|-------------|------|-----------|--------------|--------------|-------|-----|----------------|--------------|-------|----------|
|      |               |            | BASE               | DEPTH | CORNER | OTHER |                                   |             |      |           | LAND         | IMPROVEMENTS | TOTAL |     | LAND           | IMPROVEMENTS | TOTAL |          |
|      |               |            |                    |       |        |       |                                   |             | 1967 |           |              |              |       |     |                |              |       |          |
|      |               |            |                    |       |        |       |                                   |             | 9/67 | JB        | 3160         |              |       | 30% | 950            |              |       | 10-16-67 |
|      |               |            |                    |       |        |       |                                   |             | 174  |           |              |              |       |     | 230            | 1040         |       | 7767-68  |

## SALES DATA &amp; REMARKS

Measured By:

Reviewed By:

SPECIAL NOTES:

VOID  
1977  
PJM



LOT







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026022**

**Address: 136 CAMP EDEN RD UNINCORPORATED, 80403**

**Parcel: 157931000002**

**Location: T1S - R71 W - S31 : TR, NBR 910 WALKER RANCH AREA**

**Records: New Residence (BP-70-12871)  
Building Lot Determination (BLD-08-060)**

**Documents: [none found \(BLD-08-060\)](#)**

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1973/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1092 sq. ft.                |
| DETACHED GARAGE                               |                 |                   | 416 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 588 sq. ft.                 |





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Courthouse Annex  
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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025707**

**Address: 490 CAMP EDEN RD UNINCORPORATED, 80403**

**Parcel: 158136010024**

**Location: T1S - R72 W - S36 : KUHLMANN HEIGHTS 3 - MT**

**Records:** Electrical Service Change (BP-75-20258)  
Building Code Violation (BWOP-12-0058)

### Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1973/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1184 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 492 sq. ft.                 |
| DECK AREA                                |                 |                   | 192 sq. ft.                 |
| SHOP AREA                                |                 |                   | 240 sq. ft.                 |
| BASEMENT GARAGE AREA                     |                 |                   | 400 sq. ft.                 |





490 Camp Eden Photo by J. Wahlers 11/2/2017



490 Camp Eden Photo by J. Wahlers 11/2/2017







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025541

Address: 507 CAMP EDEN RD UNINCORPORATED, 80403

Parcel: 158136011002

Location: T1S - R72 W - S36 : KUHLMANN HEIGHTS 3 - MT

Records: New Residence (BP-67-9802)  
Residential Remodel (BP-14-1365)  
Water Heater (BP-14-1597)  
Gas Piping (BP-14-1901)

Documents: [BUILDING PERMIT \(BP-14-1365\)](#)  
[BP Parcel report \(BP-14-1597\)](#)  
[BP-14-1597 final \(BP-14-1597\)](#)  
[Parcel Report \(BP-14-1901\)](#)  
[Permit Application \(BP-14-1901\)](#)  
[Building Permit \(BP-14-1901\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1967/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1008 sq. ft.                |
| DETACHED GARAGE                               |                 |                   | 364 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 576 sq. ft.                 |
| PORCH AREA                                    |                 |                   | 224 sq. ft.                 |



507 Camp Eden Photo by J. Wahlers 11/2/2017





507 Camp Eden Photo by J. Wahlers 11/2/2017





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025625**

**Address: 822 CAMP EDEN RD UNINCORPORATED, 80403**

**Parcel: 158136009006**

**Location: T1S - R72 W - S36 : KUHLMANN HEIGHTS 3 - MT**

**Records:** Residential Remodel (BP-96-0860)  
Residential Remodel (BP-96-0886)  
Furnace (BP-14-1254)

**Documents:** [No Description \(BP-96-0860\)](#)  
[No Description \(BP-96-0886\)](#)  
[Final \(BP-14-1254\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1980/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1144 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 224 sq. ft.                 |
|             |         |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 638 sq. ft.                 |
|             |         |                 | BASEMENT GARAGE AREA                     | 506 sq. ft.                 |
|             |         |                 | DECK AREA                                | 474 sq. ft.                 |



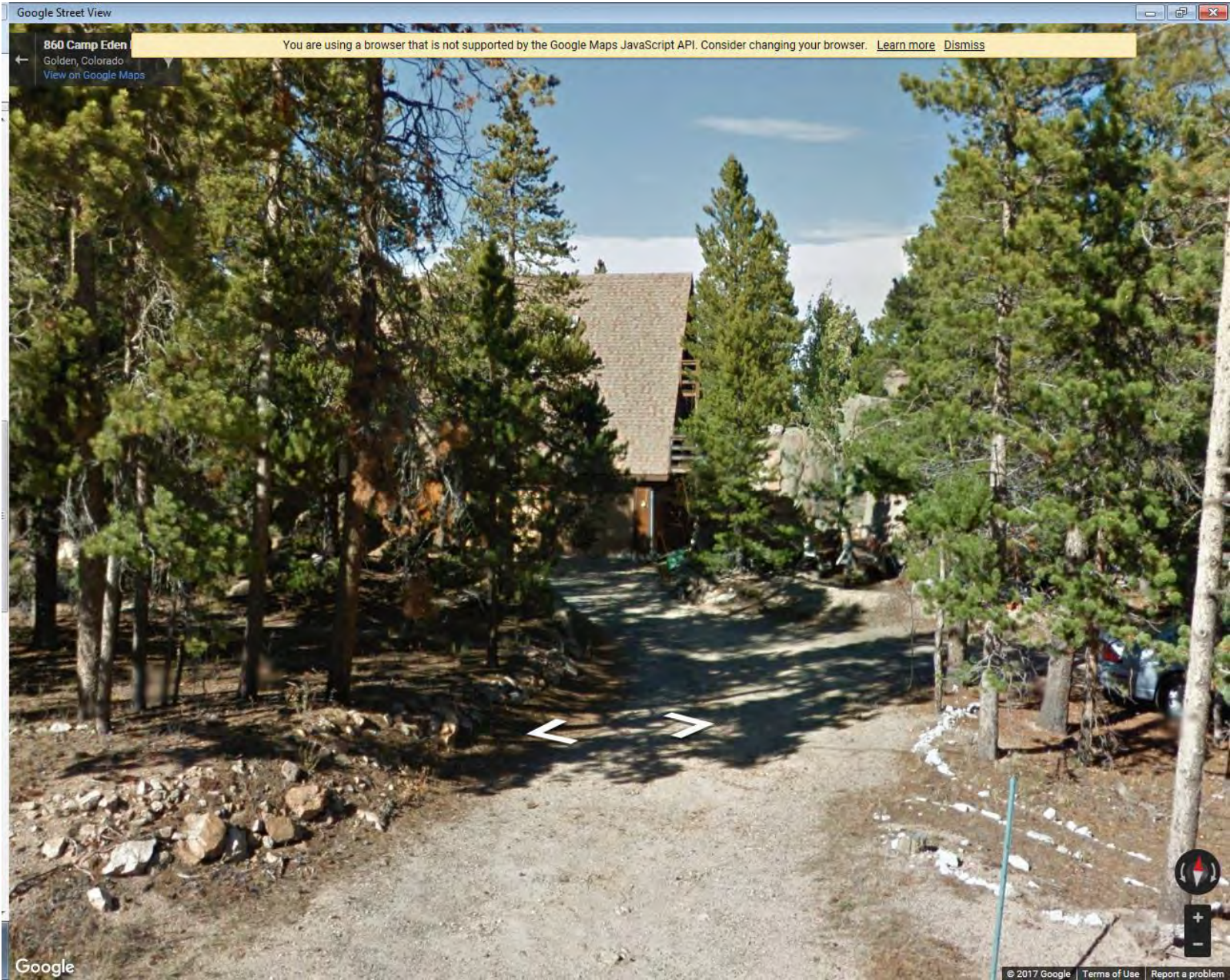


822 Camp Eden Photo by J. Wahlers 11/2/2017

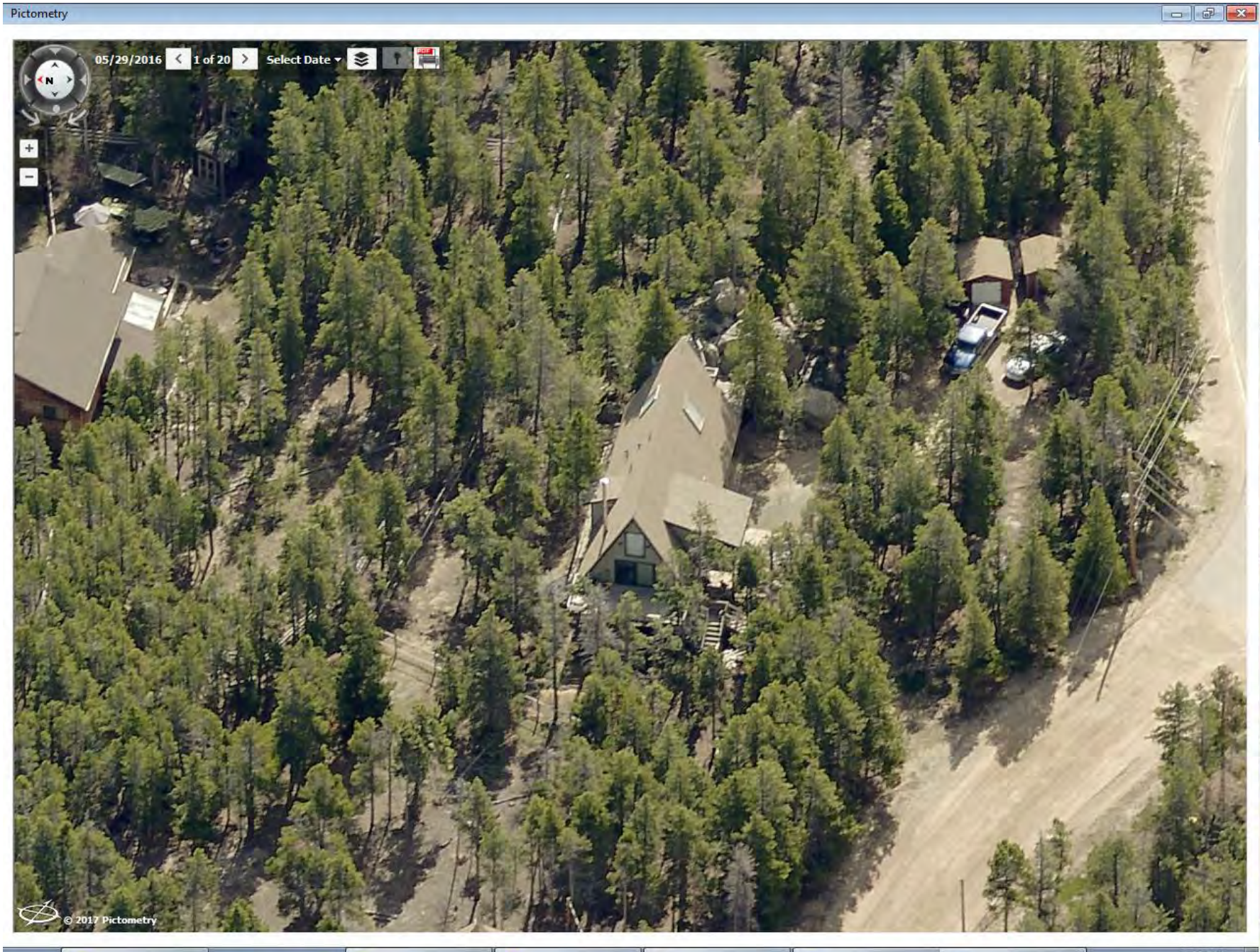




822 Camp Eden Road











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0034252**

**Address: 291 CANON VIEW RD UNINCORPORATED, 80302**

**Parcel: 146104023003**

**Location: T1N - R71 W - S04 : BOULDER HEIGHTS 7 - BOV**

**Records:** Electrical Service Change (BP-80-0492)  
New Residence (BP-65-7999)  
Electrical Service Change (BP-81-0422)  
Residential Accessory Building (BP-84-0955)

### Documents:

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1965/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1725 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 406 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 500 sq. ft.                 |
|                     |                 | DECK AREA                                | 302 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0028434**

**Address: 2246 CARIBOU RD UNINCORPORATED, 80466**

**Parcel: 158310000019**

**Location: T1S - R73 W - S10 : TR, NBR 920 ELDORA AREA**

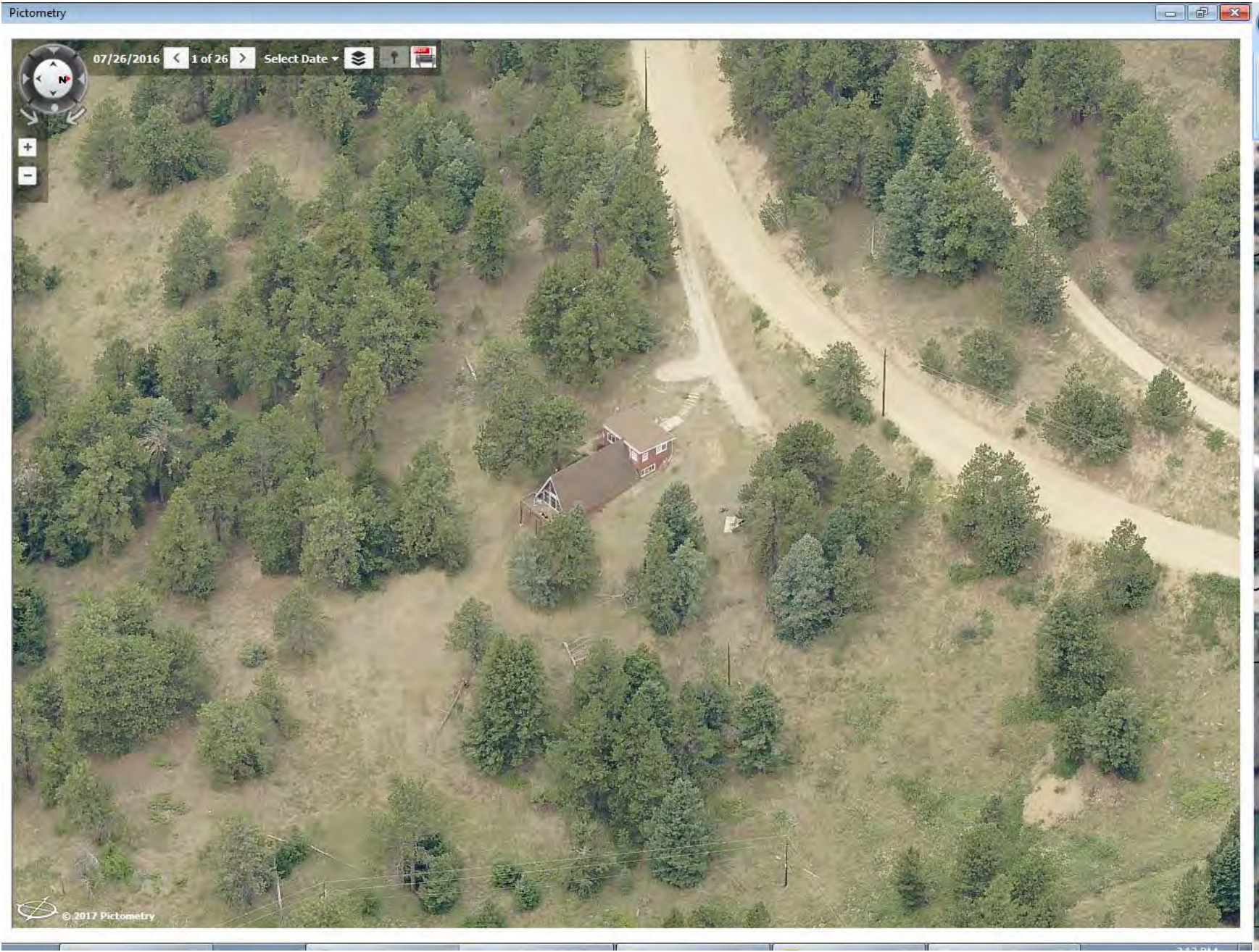
**Records:** New Residence (BP-70-12892)  
Electrical Service Change (BP-72-16061)  
Residential Addition (BP-86-1477)  
Reroofing (BP-10-1804)

**Documents:** [Microfiche Card \(BP-86-1477\)](#)  
[Microfiche BP Code Compliance Ltr \(BP-86-1477\)](#)  
[BUILDING PERMIT \(BP-10-1804\)](#)

| Style             | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------|-----------------|--|-----------------------------|
| 1 STORY -         |                 |  |                             |
| Building: 1 RANCH | 1971/1978       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                   |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1225 sq. ft.                |
|                   |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 1150 sq. ft.                |
|                   |                 | DECK AREA                                | 160 sq. ft.                 |











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0027943**

**Address: 2380 CARIBOU RD UNINCORPORATED, 80466**

**Parcel: 158310000022**

**Location: T1S - R73 W - S10 : TR, NBR 920 ELDORA AREA**

**Records:** New Residence (BP-91-0992)  
Accessory Agricultural Building (BP-92-0877)  
Residential Remodel (BP-92-0876)  
Limited Impact Special Use Review Waiver (LUW-04-002)  
Reroofing (BP-10-2042)

**Documents:** [No Description \(BP-91-0992\)](#)  
[No Description \(BP-92-0876\)](#)  
[BUILDING PERMIT \(BP-10-2042\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1992/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 864 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 432 sq. ft.                 |
|                     |                 | DECK AREA                                     | 240 sq. ft.                 |





## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026753**

**Address: 3497 COAL CREEK CANYON DR UNINCORPORATED, 80466**

**Parcel: 158127000041**

**Location: T1S - R72 W - S27 : TR, NBR 910 WALKER RANCH AREA**

**Records: New Residence (BP-65-8203)  
Residential Accessory Building (BP-75-19492)**

**Documents: [Microfiche Card \(BP-65-8203\)](#)  
[Microfiche Card \(BP-75-19492\)](#)**

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1966/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 672 sq. ft.                 |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 320 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 624 sq. ft.                 |
|                     |                 | DECK AREA                                | 168 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025895**

**Address: 33566 COAL CREEK CANYON DR UNINCORPORATED, 80403**

**Parcel: 158136100014**

**Location: T1S - R72 W - S36 : TR, NBR 910 WALKER RANCH AREA**

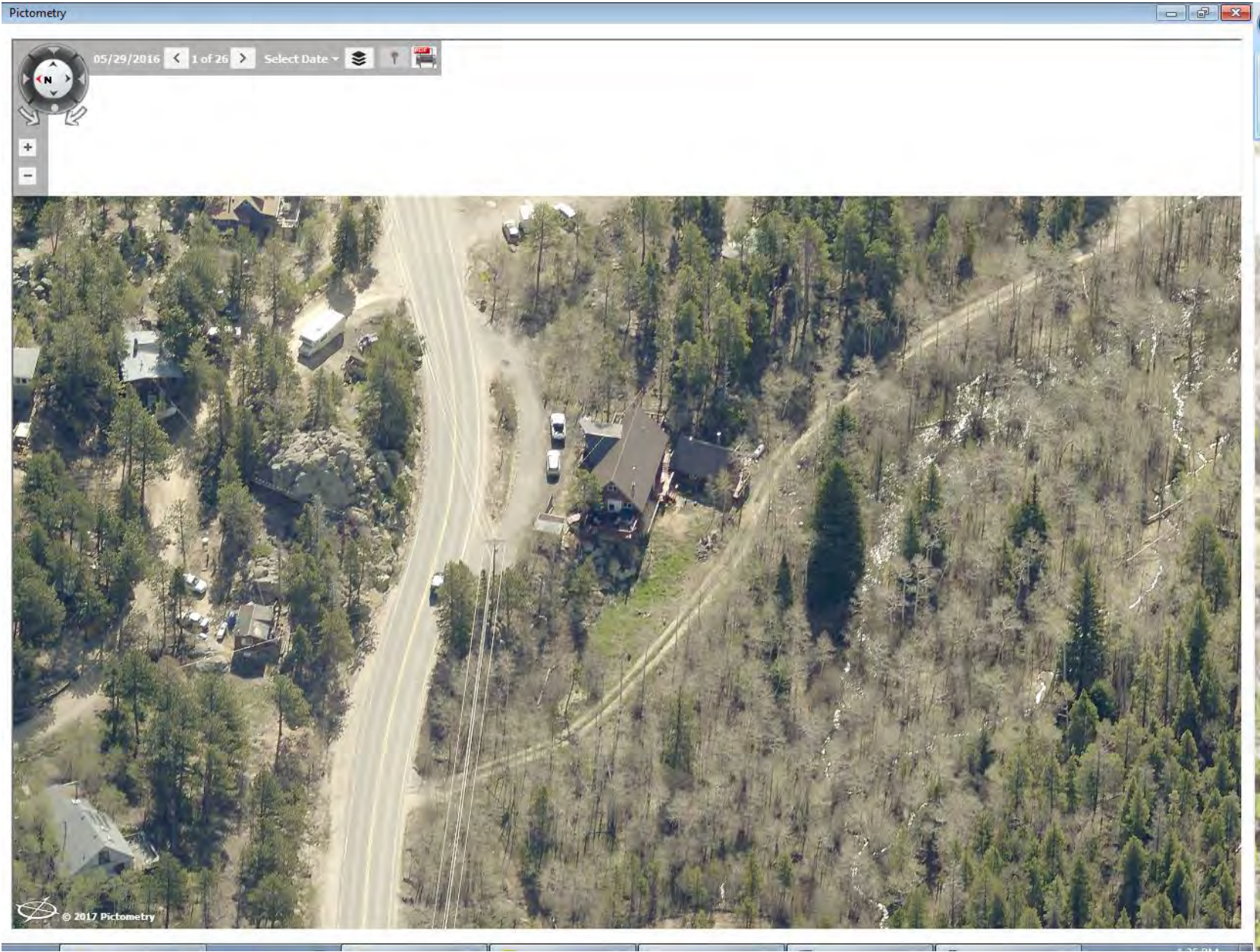
**Records:** Accessory Agricultural Building (BP-71-14923)  
New Commercial Building (BP-72-15076)  
Electrical Service Change (BP-84-0292)  
Residential Addition (BP-88-0668)

### Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 2 A-FRAME                      | 1974/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 480 sq. ft.                 |











## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0024380**

**Address: 1064 COLD SPRING RD UNINCORPORATED, 80466**

**Parcel: 158105000020**

**Location: T1S - R72 W - S05 : TR, NBR 901 NEDERLAND AREA**

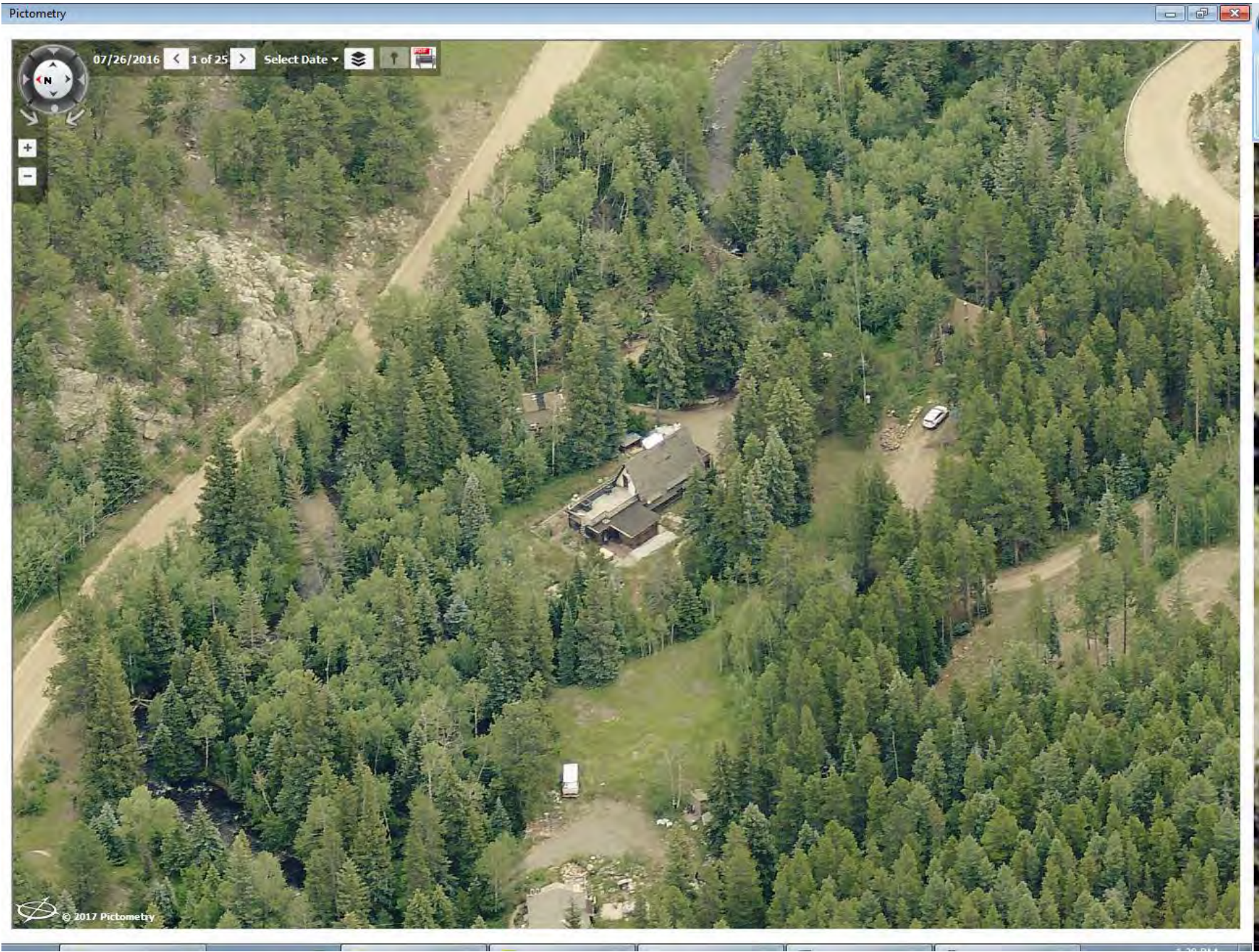
**Records:** Subdivision Exemption (SE-74-199)  
New Residence (BP-66-9113)  
Subdivision Exemption (SE-73-094)  
Accessory Agricultural Building (BP-76-21184)  
Residential Addition (BP-76-21228)  
Subdivision Exemption (SE-93-031)  
Residential Remodel (BP-94-0109)

**Documents:** [Microfiche Card \(SE-74-199\)](#)  
[Microfiche Card \(SE-74-199\)](#)  
[Microfiche Card \(SE-74-199\)](#)  
[Subdivision Exemption \(SE-93-031\)](#)  
[Subdivision Exemption \(SE-93-031\)](#)  
[No Description \(BP-94-0109\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1967/1978       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1467 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 363 sq. ft.                 |
|             |         |                 | DECK AREA                                | 628 sq. ft.                 |











## INTERIOR

### DOORS

- ☐ Clear Pane
- ☐ French
- ☐ Hollow Core
- ☐ Panel Hollow
- ☐ Panel Solid
- ☐ Solid Core

### TRIM

- ☐ Painted
- ☐ Stained
- ☐ 6" - 9" Flr
- ☐ Chair Rail
- ☐ Ceiling

### CEILINGS

- ☐ Sndrd 8'
- ☐ 9' Plus
- ☐ Vaulted
- ☐ 2 Stry Ctr Span
- ☐ Coved

### DRYWALL

- ☐ Archways
- ☐ Radius Corners
- ☐ Angled Walls
- ☐ Curved Walls
- ☐ Niches

### KITCHEN

- ☐ Disposal (N)
- ☐ Dishwasher (O)
- ☐ Jenn Air
- ☐ X Sink (K)
- ☐ Cooking Island
- ☐ Cabinet Island

### HEAT

- ☐ Electric (E)
- ☐ Forced Air (F)
- ☐ Hot Water (C)
- ☐ Wall/Space Heat (F)
- ☐ Air Condin (G or H)
- ☐ Evap Cooler (I)

### FLOOR COVERS

- ☐ Carpet (J)
- ☐ Vinyl (F)
- ☐ Hrdwd/Prqt (d)
- ☐ Tile (E)

### % COVERED

|  |
|--|
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |

### EXTRA'S

- ☐ B-I Slvs
- ☐ Ceiling Fans #
- ☐ Custom Cbnts
- ☐ Walk-In Closets
- ☐ Solar (SA)

- ☐ Wet Bar
- ☐ Fireplaces #
- ☐ Hot Tub (ZHT)

### INT QUALITY

- ☐ Low
- ☐ Fair
- ☐ Average
- ☐ Good
- ☐ Very Good
- ☐ Excellent

### INT CONDITION

- ☐ Below Average
- ☐ Average
- ☐ Above Average

## EXTERIOR

### ROOF

- |                                      |   |
|--------------------------------------|---|
| <input type="checkbox"/> Flat (A)    | <input type="checkbox"/> Asphalt (G)    |
| <input type="checkbox"/> Gable (C)   | <input type="checkbox"/> Wd Shake (H)   |
| <input type="checkbox"/> Gambrel (E) | <input type="checkbox"/> Slate/Tile (K) |
| <input type="checkbox"/> Hip (D)     | <input type="checkbox"/> Spnsh Tile (J) |
| <input type="checkbox"/> Shed (B)    | <input type="checkbox"/> Metal (N)      |

### WALLS

- ☐ Block (E)
- ☐ Brk on Brk (G)
- ☐ Brk Veneer (D)
- ☐ Frm Wd/Shk (A)
- ☐ Log (H)
- ☐ Stucco Frm (C)
- ☐ Stucco Blk (F)
- ☐ Moss Rock (J)

### % COVERED

|  |
|--|
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |

### WINDOWS

- ☐ S/P Alum (A)
- ☐ S/P Wd (B)
- ☐ Therm Wood (BC)
- ☐ Therm Alum (AC)
- ☐ Therm Clad
- ☐ Storm Windw

### DOORS (EXT)

- ☐ Clear Pane
- ☐ French
- ☐ Panel
- ☐ Carved
- ☐ Solid Core

### FOUNDATION

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Brick (D)    | <input type="checkbox"/> Piers (E) |
| <input type="checkbox"/> Block (B)    | <input type="checkbox"/> Stone (C) |
| <input type="checkbox"/> Concrete (A) |                                    |

### BASEMENT

- ☐ Garden Lvl (B)
- ☐ Walk-Out (W)
- ☐ Subterranean

### SITE

- Spktr Sys \_\_\_\_\_ Fmt Back
- Topo \_\_\_\_\_
- Lndscprng \_\_\_\_\_

### EXT QUALITY

- ☐ Low
- ☐ Fair
- ☐ Average
- ☐ Good
- ☐ Very Good
- ☐ Excellent

### EXT CONDITION

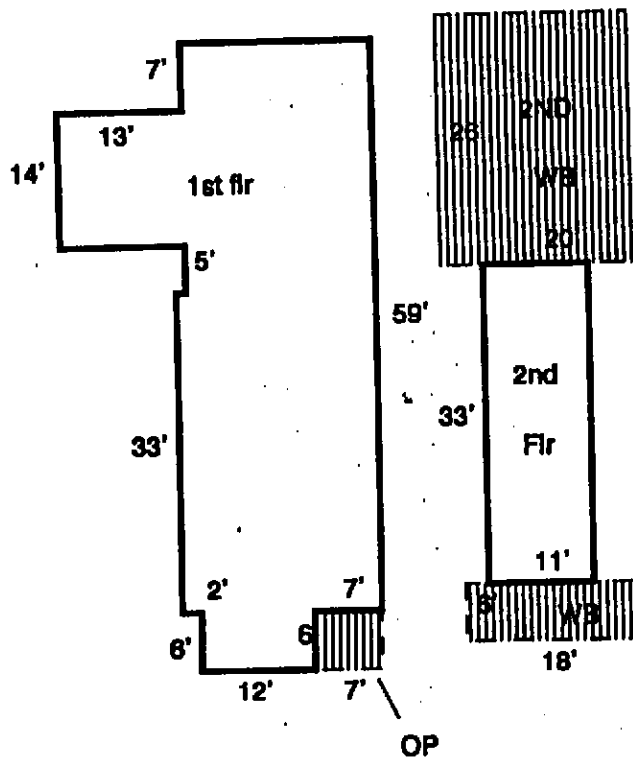
- ☐ Below Average
- ☐ Average
- ☐ Above Average

## REMARKS:

STR 5-1S-72



A-FRAME



SCALE: 1 inch = 20 feet

S.T. R/E G/L:

## NAME OF AREA

## TOTALS

First Floor  
Second Floor A Frame  
2ND FLR WB  
2ND FLR WB  
OP

1467.00  
363.00  
520.00  
108.00  
42.00

STR 5-1S-72, Track 4314A  
76. ACS, MK Per Deed 1384638-9 BCR

DATA COLLECTOR: TPY DATE: 6/30/94

% COMPLETE: 1 BIA?:

DESIGN TYPE: 01 02 04 05 OTHER: 03

QUALITY TYPE: AVERAGE

ROOMS 7

BORMS 3

BATHS

HEAT TYPE GFA

SOFT: 1467

OTHER

SOFT:

CARPET %

SOFT:

QA: design:

exterior:

interior:

2 Full

%

%

X Shower

X Lav

Jacuzzi

Roman Tub

Rough-in %







Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 112 of 488





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0023682**

**Address: 1610 COLD SPRING RD UNINCORPORATED, 80466**

**Parcel: 158105005005**

**Location: T1S - R72 W - S05 : COLD SPRINGS - MT**

**Records:** New Residence (BP-86-0409)  
Residential Remodel (BP-94-2044)  
Reroofing (BP-09-0961)  
Residential Addition (BP-16-1253)

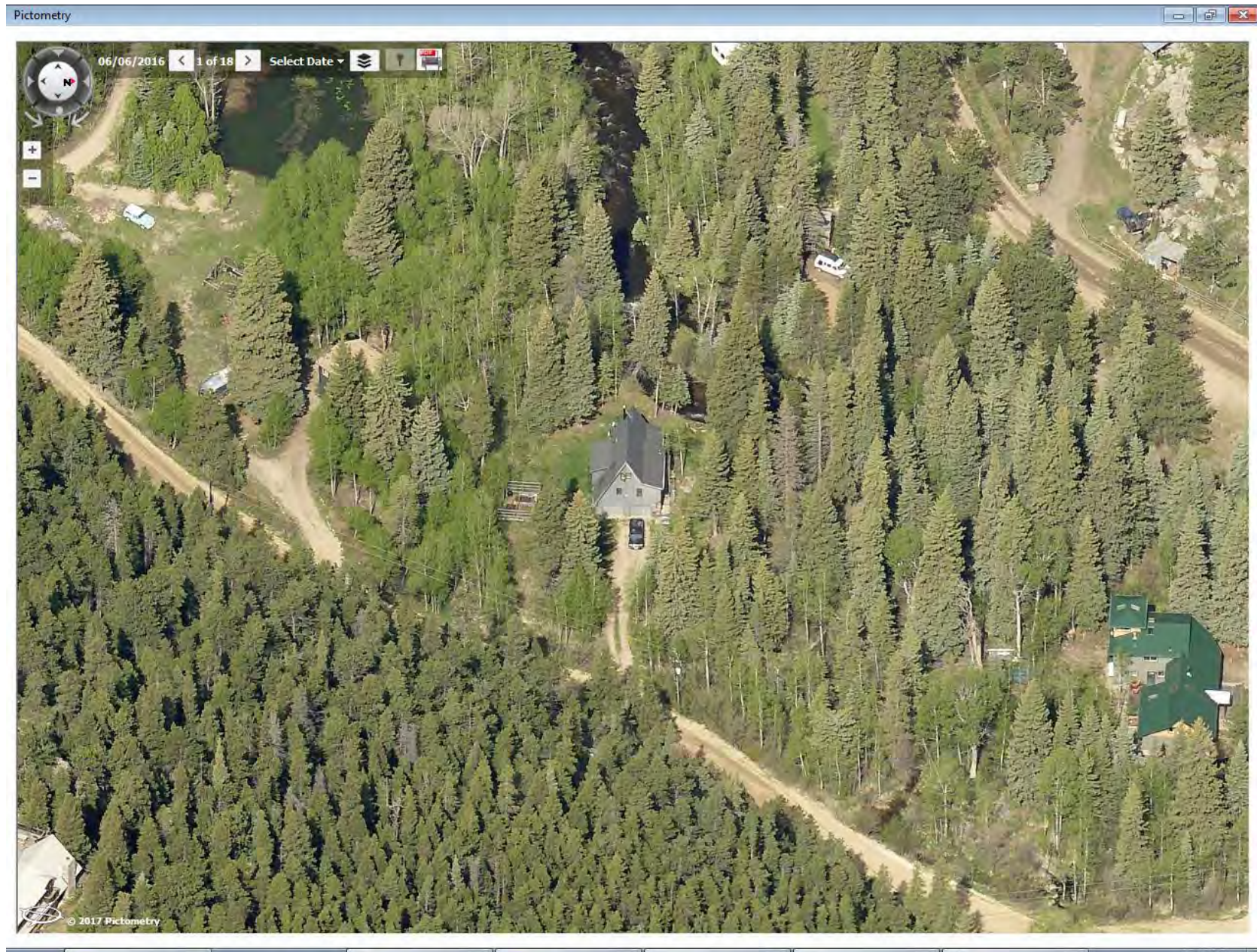
**Documents:** [No Description \(BP-94-2044\)](#)  
[BUILDING PERMIT \(BP-09-0961\)](#)  
[Permit Application \(BP-16-1253\)](#)  
[plans \(BP-16-1253\)](#)  
[zoning irfa zoning irfa \(BP-16-1253\)](#)  
[Footing & Rough Framing Engineer Letter \(BP-16-1253\)](#)

| Style                   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------------------|-----------------|---|-----------------------------|
| Building: 1 2 - 3 STORY | 1986/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 970 sq. ft.                 |
|                         |                 | WALK-OUT BASEMENT FINISHED AREA               | 324 sq. ft.                 |
|                         |                 | BASEMENT GARAGE AREA                          | 574 sq. ft.                 |
|                         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 291 sq. ft.                 |
|                         |                 | DECK AREA                                     | 168 sq. ft.                 |





1610 Cold Spring Road







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0071975

Address: 574 COPPERDALE LN UNINCORPORATED, 80403

Parcel: 157931001030

Location: T1S - R71 W - S31 : COPPERDALE LANE & REPLAT A - MT

Records: New Residence (BP-77-21762)  
Residential Addition (BP-79-0950)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1977/1979       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 640 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 110 sq. ft.                 |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0028459**

**Address: 550 COUGHLIN MEADOWS RD UNINCORPORATED, 80302**

**Parcel: 145932000007**

**Location: T1N - R72 W - S32 : TR, NBR 930 WARD AREA**

**Records: New Residence (BP-67-9899)**

### Documents:

| Style                         | Built/Remodeled | Construction Type                          | Improvement Type            |
|-------------------------------|-----------------|--|-----------------------------|
| Building: 1 2 - 3 STORY       | 1970/1985       | Mountains                                  | SINGLE FAM RES IMPROVEMENTS |
|                               |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA   | 1440 sq. ft.                |
|                               |                 | 2ND FLOOR AND HIGHER FINISHED AREA         | 878 sq. ft.                 |
|                               |                 | WALK-OUT BASEMENT FINISHED AREA            | 1440 sq. ft.                |
|                               |                 | DECK AREA                                  | 580 sq. ft.                 |
|                               |                 | ENCLOSED PORCH AREA                        | 144 sq. ft.                 |
|                               |                 | PATIO AREA                                 | 384 sq. ft.                 |
|                               |                 | Wood or Steel<br>Studs in<br>Bearing Walls |                             |
| Building: 2 EQUIPMENT<br>SHED | 1975/None       | SINGLE FAM RES IMPROVEMENTS                |                             |
|                               |                 | EQUIPMENT SHED                             | 320 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0027165**

**Address: 552 COUGHLIN MEADOWS RD UNINCORPORATED, 80302**

**Parcel: 145932000006**

**Location: T1N - R72 W - S32 : TR, NBR 930 WARD AREA**

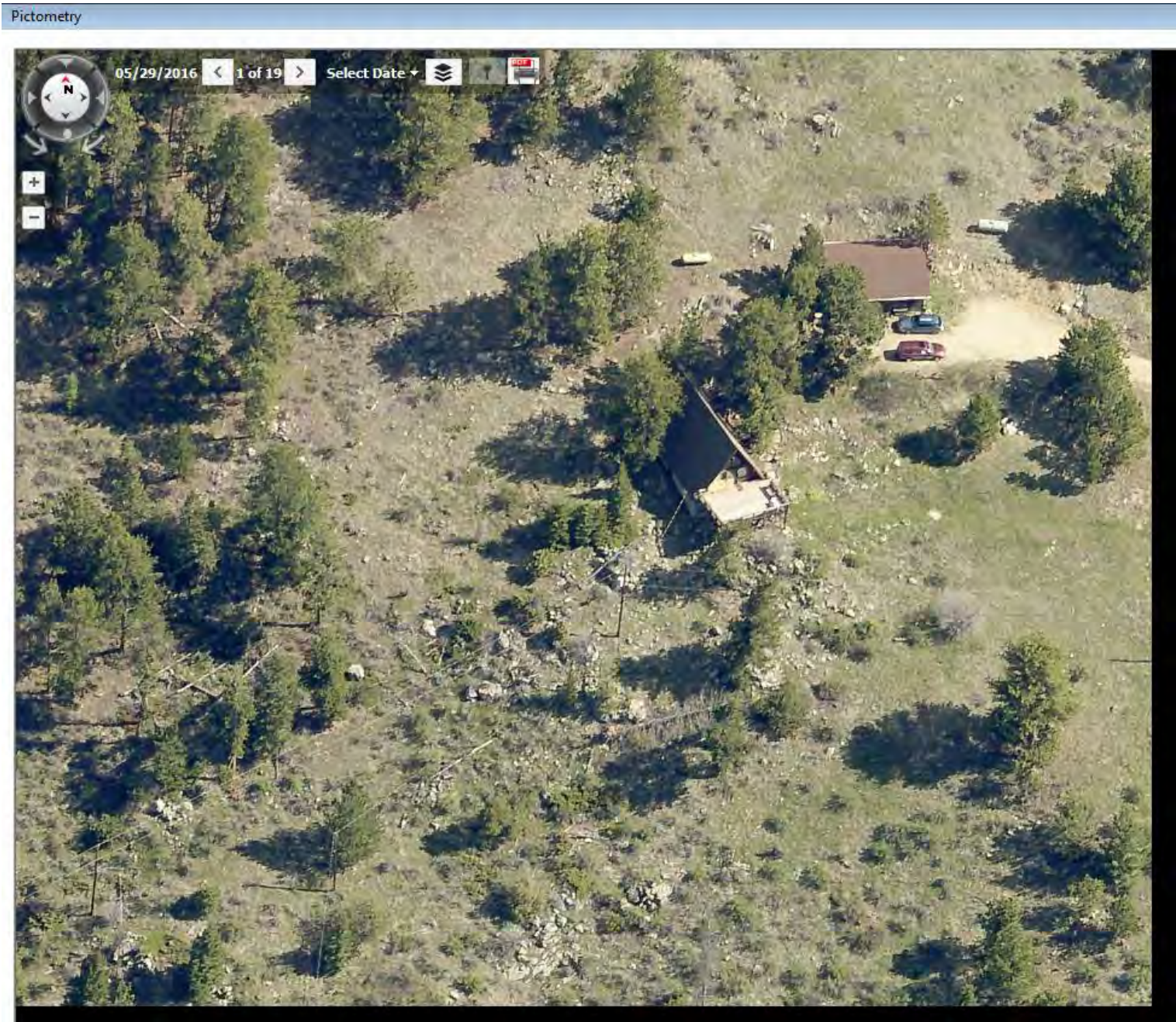
**Records:** New Residence (BP-64-7715)  
Residential Accessory Building (BP-75-19966)  
Land Survey Plat (LS-03-0202)

**Documents:** [No Description \(LS-03-0202\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 960 sq. ft.                 |
| DETACHED GARAGE                               |                 |                   | 768 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 504 sq. ft.                 |
| DECK AREA                                     |                 |                   | 330 sq. ft.                 |











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030237**

**Address: 1445 COUNTY RD 100J UNINCORPORATED, 80481**

**Parcel: 132133000034**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

**Records: Research (RES-11-0093)**

**Documents:** [6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1967/1975       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 540 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 128 sq. ft.                 |
|                     |                 | DECK AREA                                     | 192 sq. ft.                 |





## BOULDER COUNTY APPRAISAL CARD

TRACT 4449

## RESIDENTIAL PROPERTY RECORD CARD

PARCEL NUMBER.

ADDRESS

CITY OR  
TOWN

OWNER'S NAME AND ADDRESS:

NAME AND ADDRESS: Monte Smith Address - 1445 Linden Ave Boulder - 6511 - 7085

CHANGES IN OWNERSHIP:

[illegible]

LEGAL DESCRIPTION

|              |  |    |          |
|--------------|--|----|----------|
| SUB-DIVISION |  | OR | ADDITION |
|--------------|--|----|----------|

SECTION

TWP

|       |  |
|-------|--|
| RANGE |  |
|-------|--|

BLOCK


LOT

LEGAL DESCRIPTION

|         |     |       |
|---------|-----|-------|
| SECTION | TWP | RANGE |
| 33      | 2N  | 72    |



| SUBJECT PROPERTY    |             |                | NEIGHBORHOOD  |            |           |
|---------------------|-------------|----------------|---------------|------------|-----------|
| LAND IMPROVEMENTS   | UTILITIES   | TOPOGRAPHY     | USE           | TOPOGRAPHY | TREND     |
| Paved Street        | City Water  | Level          | Single Family | Level      | Improving |
| Black Topped Street | Well        | High           | Two Family    | High       | Static    |
| Graveled Street     | Sewer       | Steep          | Multi Family  | Steep      | Declining |
| Unimproved          | Septic Tank | Low            | Business      | Low        | Blighted  |
| Sidewalk            | Cesspool    | Sloping        | Commercial    | Sloping    |           |
| Curb and Gutter     | Natural Gas | Hilly          | Industrial    | Hilly      |           |
| Street Lights       | L P Gas     | Rock           |               | Rock       |           |
| Alley               | Electricity | Retaining Wall |               |            |           |
|                     |             |                | ZONING        |            |           |



| LOCAT | NTS | ROOMS | USE             |
|-------|-----|-------|-----------------|
|       |     |       | Dwelling        |
|       |     |       | Dwelling        |
|       |     |       | Dwelling        |
|       |     |       | Residential Apt |

| DATE OF IMPROVEMENTS | PERCENT BUILT UP | % |
|----------------------|------------------|---|
|                      |                  |   |

ZONING 197

SUMMARY

### LAND VALUE CALCULATION

[illegible]

| SALES DATA & REMARKS |       |
|----------------------|-------|
| 1                    | 100   |
| 2                    | 200   |
| 3                    | 300   |
| 4                    | 400   |
| 5                    | 500   |
| 6                    | 600   |
| 7                    | 700   |
| 8                    | 800   |
| 9                    | 900   |
| 10                   | 1000  |
| 11                   | 1100  |
| 12                   | 1200  |
| 13                   | 1300  |
| 14                   | 1400  |
| 15                   | 1500  |
| 16                   | 1600  |
| 17                   | 1700  |
| 18                   | 1800  |
| 19                   | 1900  |
| 20                   | 2000  |
| 21                   | 2100  |
| 22                   | 2200  |
| 23                   | 2300  |
| 24                   | 2400  |
| 25                   | 2500  |
| 26                   | 2600  |
| 27                   | 2700  |
| 28                   | 2800  |
| 29                   | 2900  |
| 30                   | 3000  |
| 31                   | 3100  |
| 32                   | 3200  |
| 33                   | 3300  |
| 34                   | 3400  |
| 35                   | 3500  |
| 36                   | 3600  |
| 37                   | 3700  |
| 38                   | 3800  |
| 39                   | 3900  |
| 40                   | 4000  |
| 41                   | 4100  |
| 42                   | 4200  |
| 43                   | 4300  |
| 44                   | 4400  |
| 45                   | 4500  |
| 46                   | 4600  |
| 47                   | 4700  |
| 48                   | 4800  |
| 49                   | 4900  |
| 50                   | 5000  |
| 51                   | 5100  |
| 52                   | 5200  |
| 53                   | 5300  |
| 54                   | 5400  |
| 55                   | 5500  |
| 56                   | 5600  |
| 57                   | 5700  |
| 58                   | 5800  |
| 59                   | 5900  |
| 60                   | 6000  |
| 61                   | 6100  |
| 62                   | 6200  |
| 63                   | 6300  |
| 64                   | 6400  |
| 65                   | 6500  |
| 66                   | 6600  |
| 67                   | 6700  |
| 68                   | 6800  |
| 69                   | 6900  |
| 70                   | 7000  |
| 71                   | 7100  |
| 72                   | 7200  |
| 73                   | 7300  |
| 74                   | 7400  |
| 75                   | 7500  |
| 76                   | 7600  |
| 77                   | 7700  |
| 78                   | 7800  |
| 79                   | 7900  |
| 80                   | 8000  |
| 81                   | 8100  |
| 82                   | 8200  |
| 83                   | 8300  |
| 84                   | 8400  |
| 85                   | 8500  |
| 86                   | 8600  |
| 87                   | 8700  |
| 88                   | 8800  |
| 89                   | 8900  |
| 90                   | 9000  |
| 91                   | 9100  |
| 92                   | 9200  |
| 93                   | 9300  |
| 94                   | 9400  |
| 95                   | 9500  |
| 96                   | 9600  |
| 97                   | 9700  |
| 98                   | 9800  |
| 99                   | 9900  |
| 100                  | 10000 |

780 1m25 R2

MOUL DEVY 71.953 = 56.15

5-13-75 Add 1st FGR addition + WB. BL

Measured By:

Reviewed By

SPECIAL NOTES:

1090 Not Applicable For 67  
1-10-67 RSM

Reviewed 9-5-76 No change JEM







OT



LOCAT



| ATION No. |       | USE             |
|-----------|-------|-----------------|
| UNITS     | ROOMS |                 |
|           |       | Dwelling        |
|           |       | Dwelling        |
|           |       | Dwelling        |
|           |       | Residential Apt |
|           |       |                 |
|           |       |                 |
|           |       |                 |
|           |       |                 |
|           |       |                 |
|           |       |                 |

%

ZONING 109%



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL

| (AA) TYPE NO. <b>A</b>   |  | (AN) DESIGN <b>11-A frame</b>   |  | (AV) APPRAISED BY:  | (AW) DATE: | (AZ) CARD _____ OF _____ CARDS |
|--|--|---|--|---|------------|--------------------------------|
| <b>COST TABLE REFERENCES</b><br>(AB) FIRST STORY <input type="checkbox"/> M <input type="checkbox"/> F <input type="checkbox"/><br>(AC) BASEMENT Full <input type="checkbox"/> Pl. <input type="checkbox"/> No <input type="checkbox"/><br>(AD) ABOVE FIRST <input type="checkbox"/> M <input type="checkbox"/> F <input type="checkbox"/><br>(AE) CARPORT <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13<br>(AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/><br>(AG) GARAGE <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13<br>(AH) GARAGE WALL <input type="checkbox"/> M <input type="checkbox"/> F <input type="checkbox"/><br>(AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsm. <input type="checkbox"/> |  | <b>YEAR BUILT</b><br><b>ADJUSTED YEAF</b><br><b>(AO) ROOMS</b><br><b>(AP) BEDROOMS</b><br><b>(AQ) BATHS</b><br><b>FIRST FLOOR FIN. AREA</b><br><b>ABOVE FIRST FIN. AREA</b><br><b>BASEMENT FIN. AREA</b><br><b>TOTAL FINISHED AREA</b><br><b>R.C.N./SQ. FT. FIN. AREA \$</b><br><b>R.C.N.LD./SQ. FT. FIN. AREA \$</b>   |  | <div style="text-align: center;">Scale _____"</div>   |            |                                |
| <b>(E) FOUNDATION</b><br>A Concrete<br>B Block<br>C Stone<br>D Brick<br>E Piers<br>F Mud Sills<br><b>(F) EXTERIOR W.</b><br>A Fr. Wd. or Sh.<br>B Fr. Asbestos<br>C Fr. Stucco<br>D Brick Veneer<br>E Blk. Painted<br>F Blk. Stucco<br>G Brk. on Brk./Blk.<br>H Log<br>I Metal<br>J N.Stn./Moss Rk.  |  | <b>APPLIANCES AND MECHANICAL</b><br>(K) APPLIANCES<br>A Cooking Top<br>B Wall Oven<br>C Drop-in Range w/Oven<br>D Hood (Standard)<br>E Hood, Custom Str.<br>F Hood, Custom Con.<br>G Electronic Oven<br>H Electric B.B.Q.<br>I Double Oven<br>J Central Vacuum<br>K Intercom., AM-FM<br>L Intercom., AM<br>M Intercom., Remote Sta.<br>Z<br><b>(L) PLUMBING</b><br>A Base<br>B 3 Fixture Bath<br>C 3/4 Bath<br>D 2 Fixture Bath<br>E Lavatory<br>F Water Closet<br>G Bath Tub<br>H Roman Tub<br>I Stall Shower<br>J Stall Shower, w/Door<br>K Kitchen Sink<br>L Water Heater<br>M Laundry Tray<br>N Disposal<br>O Dishwasher<br>P R.I., 3 Fixture Bath<br>Q Separate Stack<br>R Sliding Tub Encl.<br>S Water Softener<br>T Sauna Bath<br>U Bidet<br>Z |  |   |            |                                |
| <b>(G) WINDOWS</b><br>A Flat<br>B Shed<br>C Gable<br>D Hip<br>E Gambrel<br>F Framing Adj.<br>G Asphalt Shgs.<br>H Wood Shk./Shgs.<br>I Conc. Bar Tile<br>J Spanish Tile<br>K Sit./Moss Tile<br>L Built-Up<br>M Asbestos Shgs.<br>Z   |  | <b>(H) ROOF &amp; RFNG.</b><br>A Flat<br>B Shed<br>C Gable<br>D Hip<br>E Gambrel<br>F Framing Adj.<br>G Asphalt Shgs.<br>H Wood Shk./Shgs.<br>I Conc. Bar Tile<br>J Spanish Tile<br>K Sit./Moss Tile<br>L Built-Up<br>M Asbestos Shgs.<br>Z   |  | <b>(Z) OTHER ITEMS</b><br>A Fireplace<br>B Yard Improvements<br>C<br>D<br>E<br>Z<br><div style="text-align: center;"><b>10 ft = 128¢</b></div>  |            |                                |
| <b>(I) INTERIOR FIN.</b><br>A Unfinished<br>B Plastered<br>C Drywall<br>D Wallboard<br>E Plywood<br>F Hardwood Panl.<br>G Air Cond. (In Ht. Ducts)<br>H Air Cond. (w/Own Ducts)<br>I Evaporative Coolers<br>J Electronic Air Cleaners<br>K Humidifiers<br>L Elect. Wall Ht.-750 W<br>M Elect. Wall Ht.-1500 W<br>N Attic Ex. Fan (w/Timer)<br>O Thru-Wall Air Cond.<br>Z   |  | <b>(M) HEATING &amp; COOLING</b><br>A Forced Air<br>B Gravity<br>C Hot Wtr. or Steam<br>D Bsmt. Hot Wtr. Heat<br>E Electric<br>F Wall or Floor Furnace<br>G Air Cond. (In Ht. Ducts)<br>H Air Cond. (w/Own Ducts)<br>I Evaporative Coolers<br>J Electronic Air Cleaners<br>K Humidifiers<br>L Elect. Wall Ht.-750 W<br>M Elect. Wall Ht.-1500 W<br>N Attic Ex. Fan (w/Timer)<br>O Thru-Wall Air Cond.<br>Z  |  | <b>REMARKS</b><br><br><br>  |            |                                |
| <b>(J) FLOORS &amp; FLRG.</b><br>A Wood Joists<br>B Subfloor<br>C Softwood Flrg.<br>D Hardwood Flrg.<br>E Resilient Flrg.<br>F Ceramic Tile<br>I Conc. Slab<br>J Carpet  |  | <b>NO. UNIT</b><br><br><br>   |  | <b>QUALITY ADJUSTMENT</b><br>(At Time of Construction) - +<br>(CA) Design (Maximum 2%)<br>(CB) Exterior (Maximum 3%)<br>(CC) Interior (Maximum 11%)<br>(CD) NET VARIANCE (From Type)<br>+ 100%<br><b>ADJUSTMENT</b>   |            |                                |
| <b>TOTAL APPLIANCES &amp; MECHANICAL \$</b>  |  | <b>\$</b>   |  | <b>DEPRECIATION</b><br>Year of Appraisal 19____ 19____<br>- By<br>(DA) Year Built<br>(DB) Year Remodeled<br>(DC) % Remodeled<br>(DD) Adjusted Year Built<br>Normal % Good<br>(DE) Condition For Age<br>(DF) Functional Obsolescence<br><b>ADJUSTED % GOOD</b> |            |                                |
| <b>(BA) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BB) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BC) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BD) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BE) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BF) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BG) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BH) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BI) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BJ) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BK) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BL) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BM) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BN) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BO) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BP) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BQ) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BR) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BS) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BT) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BU) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BV) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BW) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BX) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BY) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(BZ) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C1) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C2) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C3) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C4) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C5) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C6) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C7) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C8) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(C9) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CA) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CB) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CC) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CD) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CE) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CF) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CG) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CH) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CI) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CJ) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CK) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CL) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CM) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CN) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CO) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CP) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CQ) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CR) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CS) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CT) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CU) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CV) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CW) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CX) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CY) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(CZ) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(D1) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(D2) TOTAL \$</b>   |  | <b>\$</b>   |  | <b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock <input type="checkbox"/> \$<br>Framing Adj. <input type="checkbox"/><br>Roofing <input type="checkbox"/><br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )         |            |                                |
| <b>(D3) TOTAL \$</b>   |  | <b>\$</b>   |  |   |            |                                |



RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN

(AA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TAX AREA

33-2N-72 8084 0030237 0267 0000 00 0 00 000 15F 1

TR 4449 33-2N-72 2 ACS

1445 LINDEN

AV MT

SIMMONS JESSE A & BARBARA D

59 HUNTERS RIDGE RD  
CONCORD

MA 01742

000 0000 00000

|    |     |      |      |      |      |       |
|----|-----|------|------|------|------|-------|
| 78 | 680 | 690  | 1370 | 2267 | 2300 | 4567  |
| 79 | 680 | 2380 | 3060 | 2267 | 7933 | 10200 |

087754 00-00 11-73 E 13000

1112 1217 1140 1240

|               |                         |                      |
|---------------|-------------------------|----------------------|
| (DAB)<br>SEC. | (DAI)<br>SEC.           | (DAI)<br>MAP NO.     |
| DIST.         |                         |                      |
| E             |                         |                      |
| (HAF)<br>PAGE | (HAI)<br>TYPE<br>INSTR. | (HAB)<br>DOC.<br>FEE |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |



Photo  
Courtesy  
Owner

| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                 | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                        |                              |                     |  |                                   |                           |           | INCOME APPROACH   |                  |                |                     |                    |                  |                     |       |       |            |
|-------------------------------------|-----------------|--|------------------------|------------------------------|---------------------|--|-----------------------------------|---------------------------|-----------|---|------------------|----------------|---------------------|--------------------|------------------|---------------------|-------|-------|------------|
| (DAH) ZONING                        | (WAA) DATE      | (WAB) APPRAISER                          | CONFIRMED SALE PRICE   | (IAA) OCCUPANCY OWNER/TENANT | (IAB) MONTHLY RENT  | (IAC) FURNISHED UNFURNISHED                  | (IAD) EST. ECONOMIC RENT (UNFUR.) | EST. (WAE) PROPERTY VALUE | DATE      | GROSS RENT MULTIPLIER   | ECONOMIC RENT    | DATA REFERENCE | INDICATED VALUE     |                    |                  |                     |       |       |            |
| (JAA) USE                           |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| IMPROVEMENTS                        |                 | LAND VALUE CALCULATION                   |                        |                              |                     |  |                                   |                           |           | APPROACH USED (CORRELATION)<br>FOR ACTUAL VALUE DETERMINATION |                  |                |                     |                    |                  |                     |       |       |            |
| JBA Paved Street                    | DATE            | (GAC) CODE                               | (GAD) SIZE             | BASE UNIT                    | SIZE                | SHAPE  | LOCATION                          | OTHER                     | COMPOSITE | BASE UNIT VALUE   | TOTAL LAND VALUE | (WBA) DATE     | (WBB) APPROACH USED | (WBF) ACTUAL VALUE | LAND/IMPS. RATIO | (WBC) DETERMINED BY |       |       |            |
| JBB Graveled Street                 |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JBC Unimproved                      |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JBD Sidewalk                        |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JBE Curb & Gutter                   |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JBF Street Lights                   |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JBG Alley                           |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| UTILITIES                           |                 | COST APPROACH                            |                        |                              |                     |  |                                   |                           |           | ACTUAL VALUE  |                  |                |                     |                    |                  |                     |       |       |            |
| JCA Public Water                    | DATE            | TOTAL R.C.N.L.D.                         | COST FACTORS           |                              | ADJUSTED R.C.N.L.D. | ADD LAND                                     | INDICATED VALUE                   |                           |           |   |                  | (FAC) YEAR     | (GAB) LAND          | (FAB) IMPS.        | TOTAL            | LAND                | IMPS. | TOTAL | ENTERED BY |
| JCB Well Water                      |                 |  | AREA                   | TIME                         |                     |  |                                   |                           |           |   |                  | 19 80          |                     |                    |                  | 680                 |       |       |            |
| JCC Public Sewer                    |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  | 19             |                     |                    |                  |                     |       |       |            |
| JCD Septic System                   |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  | 19             |                     |                    |                  |                     |       |       |            |
| JCE Natural Gas                     |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  | 19             |                     |                    |                  |                     |       |       |            |
| JCF Electricity                     |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  | 19             |                     |                    |                  |                     |       |       |            |
| TOPOGRAPHY                          |                 | MARKET APPROACH (COMPARABLE SALES)       |                        |                              |                     |  |                                   |                           |           | ASSESSED VALUE  |                  |                |                     |                    |                  |                     |       |       |            |
| JDA Level                           | SALES REFERENCE | DATE OF SALE                             | PRICE PAID (R.E. ONLY) | TIME ADJ.                    | LOCATION ADJ.       | PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS) |                                   | INDICATED VALUE           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDB High                            |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDC Steep                           |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDD Low                             |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDE Sloping                         |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDF Hilly                           |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDG Rock                            |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JDH Retaining Wall                  |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| SHAPE, ETC.                         |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JEA Representative                  |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JEB Irregular                       |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JEC Cul-De-Sac                      |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JED Corner                          |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JEE View                            |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |
| JEF Non-St. Front                   |                 |  |                        |                              |                     |  |                                   |                           |           |   |                  |                |                     |                    |                  |                     |       |       |            |





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0024299

Address: 1569 COUNTY RD 103 UNINCORPORATED, 80466

Parcel: 145931000007

Location: T1N - R72 W - S31 : TR, NBR 930 WARD AREA

Records: New Residence (BP-63-6773)  
Building Lot Determination (BLD-05-084)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1966/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 344 sq. ft.                 |
| SUBTERRANEAN BASEMENT UNFINISHED AREA    |                 |                   | 180 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0504487**

Address: **208 COUNTY RD 116 UNINCORPORATED, 80466**

Parcel: **145723000011**

Location: **T1N - R73 W - S23 : TR, NBR 930 WARD AREA**

Records: New Residence (BP-67-10150)  
Building Lot Determination (BLD-04-102)  
PreApplication Conference (PAC-16-0353)  
PreApplication Conference (PAC-16-0550)

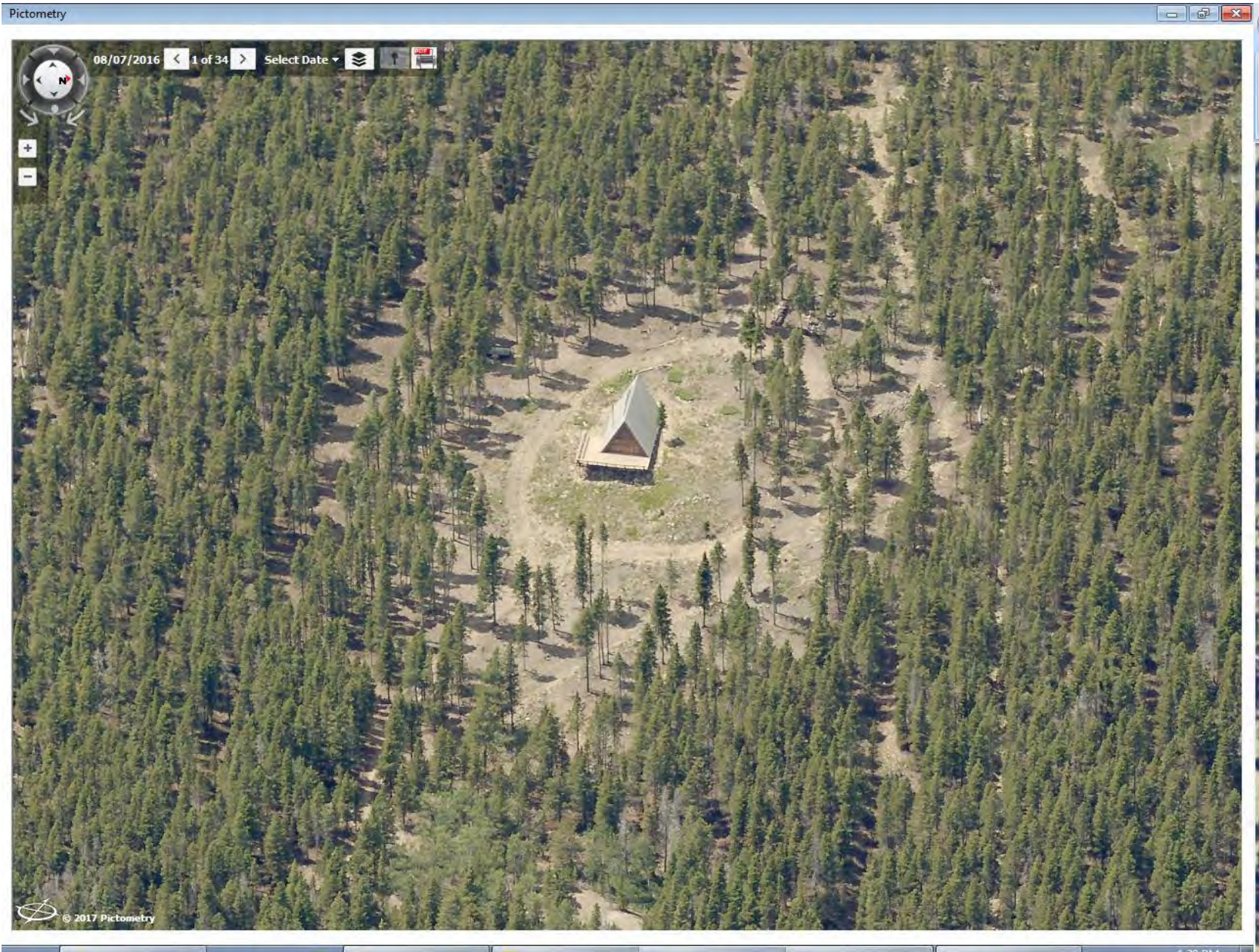
Documents: [none found \(BLD-04-102\)](#)

|           | Style | Built/Remodeled | Construction Type | Improvement Type |
|-----------|-------|-----------------|-------------------|------------------|
| Building: |       | /               |                   |                  |

sq. ft.











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www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0504483**

**Address: 208 COUNTY RD 116 UNINCORPORATED, 80466**

**Parcel: 145723000020**

**Location: T1N - R73 W - S21 : TR, NBR 930 WARD AREA**

**Records:** Building Lot Determination (BLD-04-102)  
PreApplication Conference (PAC-16-0353)  
PreApplication Conference (PAC-16-0550)

**Documents:** [none found \(BLD-04-102\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1968/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 560 sq. ft.                 |
| DECK AREA                                |                 |                   | 400 sq. ft.                 |







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2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0027102

Address: 0 COUNTY RD 128J UNINCORPORATED, 80466

Parcel: 158300200043

Location: T1S - R73 W - S20 : TR, NBR 920 ELDORA AREA

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1973/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 144 sq. ft.                 |
| DECK AREA                                |                 |                   | 48 sq. ft.                  |









# BUILDING DESCRIPTION AND PLACEMENT COST RECORD-RESIDENTIAL

(AZ) CARD 1 OF 1 CARDS

|  |  |  |  |                              |  |                           |  |   |  |
|--|--|--|--|------------------------------|--|---------------------------|--|---|--|
| <b>(AA) TYPE NO.</b> 15(T)   |  | <b>(AN) DESIGN</b> A-FRAME                   |  | <b>(AV) APPRAISED BY:</b> BL |  | <b>(AW) DATE:</b> 7-18-73 |  | <b>(AX) Date:</b> 8-10-73                     |  |
| <b>COST TABLE REFERENCES</b>   |  | <b>YEAR BUILT</b>                            |  | <b>ADJUSTED YEAR</b>         |  | <b>Scale:</b> " = "       |  | <b>Computed by:</b> Linder                    |  |
| <b>(AB) FIRST STORY</b> M <input type="checkbox"/> F <input checked="" type="checkbox"/>                               |  | <b>(AO) ROOMS</b>                            |  |                              |  |                           |  | <b>(AY) Reviewed by:</b>                      |  |
| <b>(AC) BASEMENT</b> Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input checked="" type="checkbox"/> |  | <b>(AP) BEDROOMS</b>                         |  |                              |  |                           |  |   |  |
| <b>(AD) ABOVE FIRST</b> M <input type="checkbox"/> F <input type="checkbox"/>  |  | <b>(AQ) BATHS</b>                            |  |                              |  |                           |  |   |  |
| <b>(AE) CARPORT</b> 11 12 13   |  | <b>FIRST FLOOR FIN. AREA</b> 144             |  |                              |  |                           |  | <b>FIRST FLOOR</b>                            |  |
| <b>(AF) CARPORT ROOF</b> Pitch <input type="checkbox"/> Flat <input type="checkbox"/>                                  |  | <b>ABOVE FIRST FIN. AREA</b>                 |  |                              |  |                           |  | 12 x 12 = 144                                 |  |
| <b>(AG) GARAGE</b> 11 12 13  |  | <b>BASEMENT FIN. AREA</b>                    |  |                              |  |                           |  | x =   |  |
| <b>(AH) GARAGE WALL</b> M <input type="checkbox"/> F <input type="checkbox"/>  |  | <b>TOTAL FINISHED AREA</b> 144               |  |                              |  |                           |  | x =   |  |
| <b>(AI) Att.</b> <input type="checkbox"/> <b>Det.</b> <input type="checkbox"/> <b>Bsmt.</b> <input type="checkbox"/>   |  | <b>R.C.N./SQ. FT. FIN. AREA</b> \$ 15.17     |  |                              |  |                           |  | x =   |  |
|  |  | <b>R.C.N.L.D./SQ. FT. FIN. AREA</b> \$ 12.17 |  |                              |  |                           |  | <b>(BA) TOTAL</b> 144 $\Phi$ \$ 10.70 \$ 1541 |  |
| <b>(E) FOUNDATION</b>  |  | <b>APPLIANCES AND MECHANICAL</b>             |  | <b>19</b>                    |  | <b>19</b>                 |  | <b>SECOND FLOOR AND ABOVE</b>                 |  |
| <b>A Concrete</b> <input checked="" type="checkbox"/>  |  | <b>(K) APPLIANCES</b>                        |  | <b>TYP NO.</b>               |  | <b>UNIT</b>               |  | <b>COST</b>                                   |  |
| <b>B Block</b>   |  | <b>A Cooking Top</b>                         |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>C Stone</b>   |  | <b>B Wall Oven</b>                           |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>D Brick</b>   |  | <b>C Drop-in Range w/Oven</b>                |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>E Piers</b>   |  | <b>D Hood (Standard)</b>                     |  |                              |  |                           |  | <b>(BB) TOTAL</b> $\Phi$ \$                   |  |
| <b>F Mud Sills</b>   |  | <b>E Hood, Custom Str.</b>                   |  |                              |  |                           |  | <b>(AJ) 11 12 13 HALF STORY/FIN. ATTIC</b>    |  |
|  |  | <b>F Hood, Custom Con.</b>                   |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>(F) EXTERIOR W.</b>   |  | <b>G Electronic Oven</b>                     |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>A Fr. Wd. or Sh</b> <input checked="" type="checkbox"/>   |  | <b>H Electric B. B. Q.</b>                   |  |                              |  |                           |  | <b>(BC) TOTAL</b> $\Phi$ \$                   |  |
| <b>B Fr. Asbestos</b>  |  | <b>I Double Oven</b>                         |  |                              |  |                           |  | <b>(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)</b>   |  |
| <b>C Fr. Stucco</b>  |  | <b>J Central Vacuum</b>                      |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>D Brick Veneer</b>  |  | <b>K Intercom., AM-FM</b>                    |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>E Blk. Painted</b>  |  | <b>L Intercom., AM</b>                       |  |                              |  |                           |  | <b>(BD) TOTAL</b> $\Phi$ \$                   |  |
| <b>F Blk. Stucco</b>   |  | <b>M Intercom., Remote Sta.</b>              |  |                              |  |                           |  | <b>TOTAL BASE COST</b> \$ 1541                |  |
| <b>G Brk. on Brk./Blk</b>  |  | <b>Z</b>                                     |  |                              |  |                           |  | <b>QUALITY ADJUSTMENT</b> — %                 |  |
| <b>H Log</b>   |  | <b>(L) PLUMBING</b>                          |  |                              |  |                           |  | <b>ADJUSTED BASE COST</b> \$ 1541             |  |
| <b>I Metal</b>   |  | <b>A Base</b>                                |  |                              |  |                           |  | <b>(AL) 11 12 13 FINISHED BASEMENT</b>        |  |
| <b>J N. Str./Moss Rk</b>   |  | <b>B 3 Fixture Bath</b>                      |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>Sq. Ft.</b>   |  | <b>C 3/4 Bath</b>                            |  |                              |  |                           |  | <b>(BE) TOTAL</b> $\Phi$ \$                   |  |
|  |  | <b>D 2 Fixture Bath</b>                      |  |                              |  |                           |  | <b>APPLIANCES &amp; MECHANICAL</b>            |  |
| <b>(G) WINDOWS</b>   |  | <b>E Lavatory</b>                            |  |                              |  |                           |  | <b>DOLLAR ADJUSTMENTS</b>                     |  |
| <b>Wood</b> <input checked="" type="checkbox"/>  |  | <b>F Water Closet</b>                        |  |                              |  |                           |  | <b>N. Str./Moss Rock</b> $\Phi$ \$            |  |
|  |  | <b>G Bath Tub</b>                            |  |                              |  |                           |  | <b>Framing Adj.</b>                           |  |
| <b>(H) ROOF &amp; RFNG.</b>  |  | <b>H Roman Tub</b>                           |  |                              |  |                           |  | <b>Roofing</b>                                |  |
| <b>A Flat</b>  |  | <b>I Stall Shower</b>                        |  |                              |  |                           |  | <b>Concrete Slab</b> ( ) ( )                  |  |
| <b>B Shed</b>  |  | <b>J Stall Shower, w/Door</b>                |  |                              |  |                           |  | <b>Carpet</b> ( ) ( )                         |  |
| <b>C Gable</b> <input checked="" type="checkbox"/>   |  | <b>K Kitchen Sink</b>                        |  |                              |  |                           |  | <b>(AM) 11 12 13 PORCHES, ETC.</b>            |  |
| <b>D Hip</b>   |  | <b>L Water Heater</b>                        |  |                              |  |                           |  | <b>Area</b> <b>Unit</b>                       |  |
| <b>E Gambrel</b>   |  | <b>M Laundry Tray</b>                        |  |                              |  |                           |  | <b>(WB) 4 x 12</b> 48 $\Phi$ \$ 440 211       |  |
| <b>F Framing Adj.</b>  |  | <b>N Disposal</b>                            |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>G Asphalt Shgs.</b>   |  | <b>O Dishwasher</b>                          |  |                              |  |                           |  | <b>x</b> =                                    |  |
| <b>H Wood Shk./Shgs.</b>   |  | <b>P R. I., 3 Fixture Bath</b>               |  |                              |  |                           |  | <b>CARPOT</b>                                 |  |
| <b>I Conc. Bar Tile</b>  |  | <b>Q Separate Stack</b>                      |  |                              |  |                           |  | <b>(BF) x</b>                                 |  |
| <b>J Spanish Tile</b>  |  | <b>R Sliding Tub Encl.</b>                   |  |                              |  |                           |  | <b>(BF) x</b>                                 |  |
| <b>K Sh./Missn. Tile</b>   |  | <b>S Water Softener</b>                      |  |                              |  |                           |  | <b>GARAGE</b>                                 |  |
| <b>L Built-Up</b>  |  | <b>T Sauna Bath</b>                          |  |                              |  |                           |  | <b>(BG) x</b>                                 |  |
| <b>M Asbestos Shgs.</b>  |  | <b>U Bidet</b>                               |  |                              |  |                           |  | <b>(BG) x</b>                                 |  |
| <b>Z</b>   |  |  |  |                              |  |                           |  | <b>OTHER ITEMS</b>                            |  |
| <b>(I) INTERIOR FIN.</b>   |  | <b>(M) HEATING &amp; COOLING</b>             |  | <b>SQ. FT. UNIT</b>          |  |                           |  | <b>REPLACEMENT COST NEW</b> \$ 1752           |  |
| <b>A Unfinished</b> <input checked="" type="checkbox"/>  |  | <b>A Forced Air</b>                          |  |                              |  |                           |  | <b>ADJUSTED % GOOD</b> — %                    |  |
| <b>B Plastered</b>   |  | <b>B Gravity</b>                             |  |                              |  |                           |  | <b>TOTAL R.C.N.L.D.</b> \$ 1752               |  |
| <b>C Drywall</b>   |  | <b>C Hot Wtr. or Steam</b>                   |  |                              |  |                           |  |   |  |
| <b>D Wallboard</b>   |  | <b>D Bsm. Hot Wtr. Heat</b>                  |  |                              |  |                           |  |   |  |
| <b>E Plywood</b>   |  | <b>E Electric</b>                            |  |                              |  |                           |  |   |  |
| <b>F Hardwood Panel</b>  |  | <b>F Wall or Floor Furnace</b>               |  |                              |  |                           |  |   |  |
|  |  | <b>G Air Cond. (In Ht. Ducts)</b>            |  |                              |  |                           |  |   |  |
| <b>(J) FLOORS &amp; FLRG.</b>  |  | <b>H Air Cond. (w/Own Ducts)</b>             |  |                              |  |                           |  |   |  |
| <b>A Wood Joists</b> <input checked="" type="checkbox"/>   |  | <b>I Evaporative Coolers</b>                 |  |                              |  |                           |  |   |  |
| <b>B Subfloor</b> <input checked="" type="checkbox"/>  |  |  |  |                              |  |                           |  |   |  |
| <b>C Softwood Flrg.</b>  |  | <b>J Electronic Air Cleaners</b>             |  | <b>NO. UNIT</b>              |  |                           |  |   |  |
| <b>D Hardwood Flrg.</b>  |  | <b>K Humidifiers</b>                         |  |                              |  |                           |  |   |  |
| <b>E Resilient Flrg.</b>   |  | <b>L Elect. Wall Ht. - 750 W</b>             |  |                              |  |                           |  |   |  |
| <b>F Ceramic Tile</b>  |  | <b>M Elect. Wall Ht. - 1500 W</b>            |  |                              |  |                           |  |   |  |
| <b>I Conc. Slab</b>  |  | <b>N Attic Ex. Fan (w/Timer)</b>             |  |                              |  |                           |  |   |  |
| <b>Sq. Ft.</b>   |  | <b>O Thru-Wall Air Cond.</b>                 |  |                              |  |                           |  |   |  |
| <b>J Carpet</b>  |  | <b>Z</b>                                     |  |                              |  |                           |  |   |  |
| <b>Sq. Ft.</b>   |  |  |  |                              |  |                           |  |   |  |
| <b>TOTAL APPLIANCES &amp; MECHANICAL</b>   |  |  |  |                              |  |                           |  |   |  |

|                                 |         |                              |          |
|---------------------------------|---------|------------------------------|----------|
| <b>QUALITY ADJUSTMENT</b>       |         | <b>DEPRECIATION</b>          |          |
| (At Time of Construction)       | - +     | Year of Appraisal            | 19 73 19 |
| (CA) Design (Maximum 2%)        |         | By                           | BL       |
| (CB) Exterior (Maximum 3%)      |         | (DA) Year Built              | 1973     |
| (CC) Interior (Maximum 11%)     |         | (DB) Year Remodeled          |          |
| (CD) NET VARIANCE (From Type)   |         | (DC) % Remodeled             |          |
|                                 |         | (DD) Adjusted Year Built     | 1973     |
|                                 |         | Normal % Good                |          |
|                                 |         | (DE) Condition For Age       |          |
|                                 |         | (DF) Functional Obsolescence |          |
|                                 |         | (DG) Economic Obsolescence   |          |
| <b>TOTAL QUALITY ADJUSTMENT</b> | + 100 % | <b>ADJUSTED % GOOD</b>       | 100      |





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057547

Address: 909 COUNTY RD 84W UNINCORPORATED, 80510

Parcel: 119723000008

Location: T3N - R73 W - S23 : TR, NBR 960 ALLENSPARK AREA

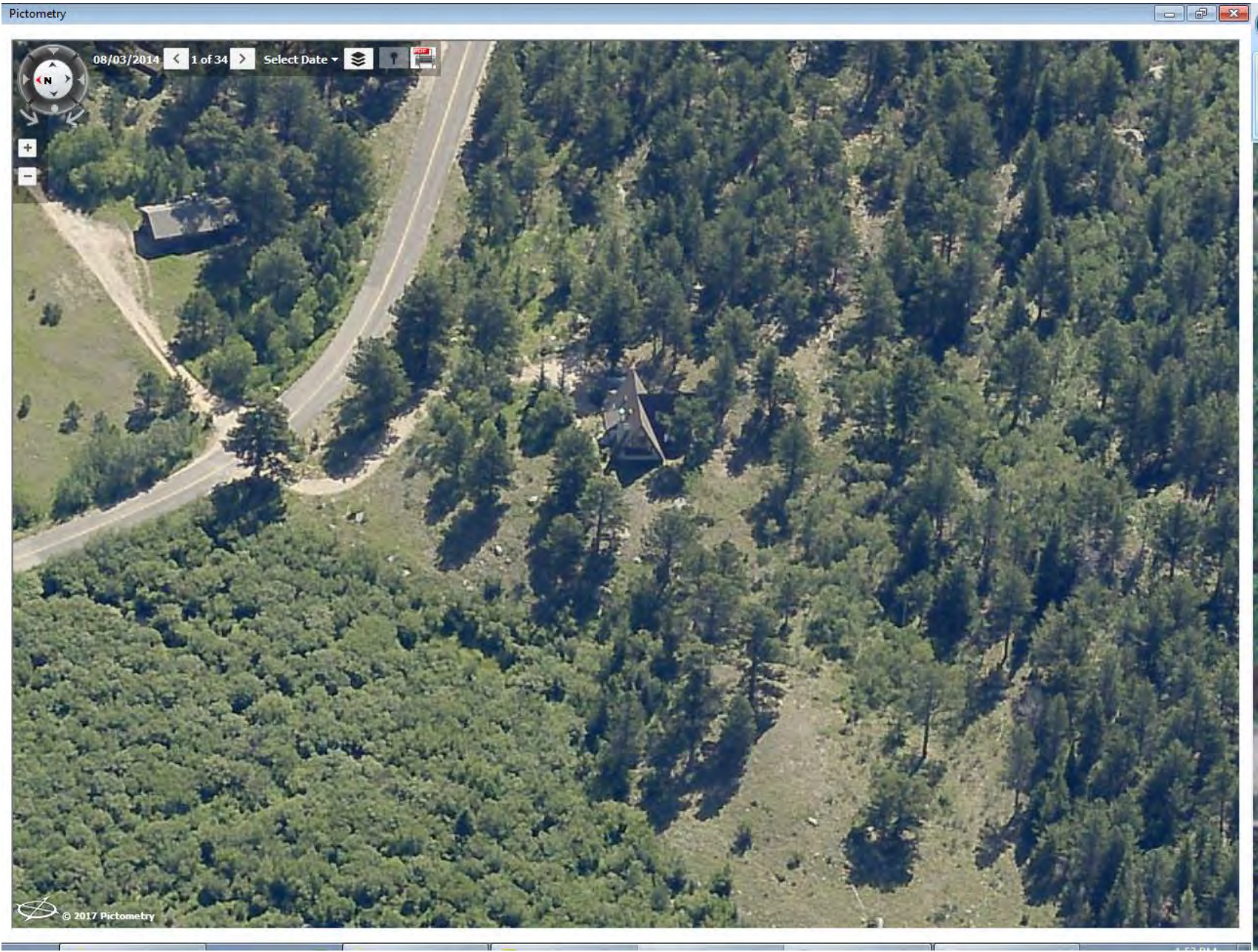
Records: Residential Remodel (BP-80-0773)  
Subdivision Exemption (SE-80-014)  
Residential Addition (BP-80-0951)

Documents: [Subdivision Exemption \(SE-80-014\)](#)

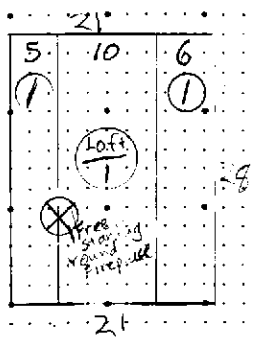
| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1966/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 588 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 280 sq. ft.                 |







| FIREPLACE DATA        |       |
|-----------------------|-------|
| -QUALITY ADJUSTMENTS- |       |
| CA                    | _____ |
| CB                    | _____ |
| CC                    | _____ |





I.D.#

PARCEL NUMBER

## INDEX

| OWNER'S NAME AND ADDRESS |  |
|--------------------------|--|
| 1                        |  |
| 2                        |  |
| 3                        |  |
| 4                        |  |
| 5                        |  |
| 6                        |  |
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| 100                      |  |

| LEGAL DESCRIPTION |
|-------------------|
|                   |

SUB-DIVISION OR ADDITION

## SECTION

**TOWNSHIP**

### RANGE

**BLOCK**

**LOT**

## MISCELLANEOUS BUILDING RECORD

[illegible]

| ACTUAL | VALUE |
|--------|-------|
|--------|-------|

19 \_\_\_\_\_

19 \_\_\_\_\_

Building



## RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN

(AA) PARCEL NO.

(AB) SCHEDULE NO.

57547

(DAF) TAX AREA

1350  
#27

|                      |                |                  |              |                |               |               |                  |
|----------------------|----------------|------------------|--------------|----------------|---------------|---------------|------------------|
| (VAB)<br>SUBDIVISION | (VAC)<br>BLOCK | (VAD)<br>LOT (S) | (DAA)<br>TWP | (DAB)<br>RANGE | (DAI)<br>SEC. | (DAI)<br>SEC. | (DAI)<br>MAP NO. |
|                      |                |                  | 3N           | 73             | 23            |               |                  |

(DAC) CITY NO. (DAD) SUB. NO. 8120 (DAE) CENSUS NO. (DAG) PLAN DIST.

(CAA) PROPERTY ADDRESS Tr. 1127 Less A &amp; B .6 Ac M/L (CAB) ZIP CODE

|                      |                         |                       |                   |                                |               |               |                         |                      |
|----------------------|-------------------------|-----------------------|-------------------|--------------------------------|---------------|---------------|-------------------------|----------------------|
| (BAA)<br>OWNERS NAME | (CAC)<br>STREET ADDRESS | (CAD)<br>CITY & STATE | (CAE)<br>ZIP CODE | DATE<br>(HAC) (HAD)<br>MO. YR. | (HAE)<br>BOOK | (HAF)<br>PAGE | (HAI)<br>TYPE<br>INSTR. | (HAB)<br>DOC.<br>FEE |
| HARMS (Sept '79)     |                         |                       |                   |                                |               |               |                         |                      |

REMARKS:

located off Hwy 84-W just South of St. Vrain Creek

|                                     |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
|-------------------------------------|--|--------------------|-------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|--|--|
| LAND ATTRIBUTES<br>SUBJECT PROPERTY | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| (DAH) ZONING                        | (WAA)<br>DATE                            | (WAB)<br>APPRAISER | CONFIRMED<br>SALE PRICE | (IAA)<br>OCCUPANCY<br>OWNER/TENANT | (IAB)<br>MONTHLY<br>RENT | (IAC)<br>FURNISHED<br>UNFURNISHED | (IAD)<br>EST. ECONOMIC<br>RENT (UNFUR.) | (WAE)<br>EST. PROPERTY<br>VALUE |  |  |
| (JAA) USE                           |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| IMPROVEMENTS                        |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBA Paved Street                    |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBB Graveled Street                 |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBC Unimproved                      |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBD Sidewalk                        |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBE Curb & Gutter                   |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBF Street Lights                   |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JBG Alley                           |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| UTILITIES                           |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JCA Public Water                    |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JCB Well Water                      |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JCC Public Sewer                    |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JCD Septic System                   |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JCE Natural Gas                     |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JCF Electricity                     |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| TOPOGRAPHY                          |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDA Level                           |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDB High                            |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDC Steep                           |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDD Low                             |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDE Sloping                         |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDF Hilly                           |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDG Rock                            |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JDH Retaining Wall                  |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| SHAPE, ETC.                         |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JEA Representative                  |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JEB Irregular                       |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JEC Cul-De-Sac                      |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JED Corner                          |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JEE View                            |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |
| JEF Non-St. Front                   |  |                    |                         |                                    |                          |                                   |   |                                 |  |  |



Front view 9/6/79



Rear View 9/6/79



NO  
change  
(15-T)





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0510510

Address: 0 COUNTY RD 87 RD UNINCORPORATED, 80481

Parcel: 132112000021

Location: T2N - R72 W - S12 : TR, NBR 950 JAMESTOWN AREA

Records:

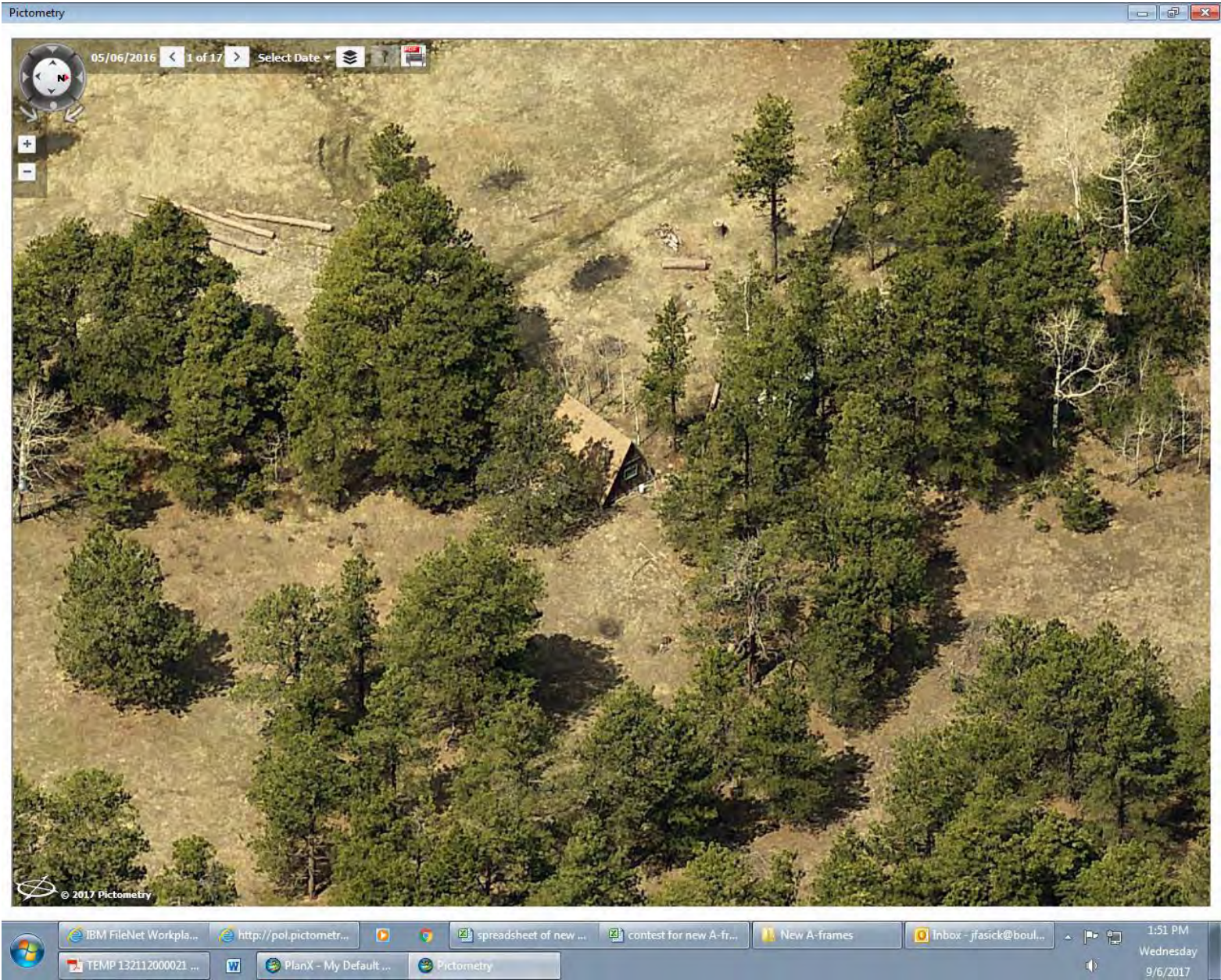
Documents:

|           | Style | Built/Remodeled | Construction Type | Improvement Type |
|-----------|-------|-----------------|-------------------|------------------|
| Building: |       | /               |                   |                  |

sq. ft.











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0515458**

**Address: 2282 COUNTY RD 87 RD UNINCORPORATED, 80481**

**Parcel: 131900000107**

**Location: T2N - R71 W - S5 : TR, NBR 950 JAMESTOWN AREA**

**Records:** Accessory Agricultural Building (BP-81-0446)  
Accessory Agricultural Building (BP-81-0447)  
Accessory Agricultural Building (BP-81-0448)  
Accessory Agricultural Building (BP-81-0449)  
Accessory Agricultural Building (BP-81-0813)  
Commercial Remodel (BP-83-0514)  
Electrical Service Change (BP-82-0076)  
Electrical Service Change (BP-82-0095)  
Special Use Review (SU-76-01)  
Residential Remodel (BP-77-21934)  
New Commercial Building (BP-77-21935)  
Commercial Remodel (BP-88-0727)  
Commercial Remodel (BP-89-0317)  
Residential Remodel (BP-89-0905)  
Commercial Remodel (BP-90-1480)  
Accessory Agricultural Building (BP-91-0025)  
Residential Remodel (BP-91-0140)  
Residential Remodel (BP-94-2211)  
Commercial Remodel (BP-98-0553)  
Commercial Remodel (BP-98-1195)  
Residential Remodel (BP-98-1938)  
Residential Addition (BP-00-2105)  
New Commercial Building (BP-01-0510)  
Electrical Service Change (BP-01-1356)  
Special Use Review (SU-02-06)  
Residential Remodel (BP-03-1860)  
Building Code Violation (BCV-05-5019)  
Commercial Remodel (BP-05-0935)  
Residential Remodel (BP-06-0175)  
Certificate of Appropriateness (CA-07-0005)  
Historic Preservation Grant (HPG-07-0002)  
Historic Designation Review (HP-07-003)  
Commercial Remodel (BP-07-1158)  
Electrical Other (BP-09-1259)  
Solar Electrical System (BP-10-0376)  
Wildfire Protection Project (WPP-10-0021)  
Wildfire Protection Project (WPP-10-0020)  
Building Lot Determination (BLD-12-0019)  
Research (RES-12-0072)  
PreApplication Conference (PAC-12-0127)  
Special Use Review (SU-13-0004)  
New Commercial Building (BP-13-0704)  
New Commercial Building (BP-13-0705)  
New Commercial Building (BP-13-0706)  
New Commercial Building (BP-13-0744)  
Commercial Accessory Building (BP-15-0705)  
Commercial Accessory Building (BP-15-0706)  
New Commercial Building (BP-16-0702)  
New Commercial Building (BP-16-1204)  
Research (RES-17-0039)  
Research (RES-17-0040)  
Commercial Accessory Building (BP-17-0693)

**Documents:** [No Description \(BP-91-0025\)](#)

[No Description \(BP-94-2211\)](#)



[Blank \(BP-98-0553\)](#)  
[Blank \(BP-98-1195\)](#)  
[Blank \(BP-98-1938\)](#)  
[PLANS \(BP-00-2105\)](#)  
[BUILDING PERMIT \(BP-00-2105\)](#)  
[development agreement \(SU-02-06\)](#)  
[dev agreement with exhibits \(SU-02-06\)](#)  
[minor modification request and approval \(SU-02-06\)](#)  
[BUILDING PERMIT \(BP-06-0175\)](#)  
[BUILDING PERMIT \(BP-09-1259\)](#)  
[BUILDING PERMIT \(BP-10-0376\)](#)  
[BLOT \(BLD-12-0019\)](#)  
[POS Closing Memo \(RES-12-0072\)](#)  
[APO List \(SU-13-0004\)](#)  
[Application Received Letter \(SU-13-0004\)](#)  
[APO Map \(SU-13-0004\)](#)  
[Application Materials \(SU-13-0004\)](#)  
[Application Materials \(SU-13-0004\)](#)  
[water quality public health memo \(SU-13-0004\)](#)  
[POS referral 4-2-2013 \(SU-13-0004\)](#)  
[POS referral 4-2-2013 \(SU-13-0004\)](#)  
[water quality public health memo \(SU-13-0004\)](#)  
[PC Staff Rec \(SU-13-0004\)](#)  
[PC Action Letter \(SU-13-0004\)](#)  
[PC Certificate of Resolution \(SU-13-0004\)](#)  
[BOCC staff rec \(SU-13-0004\)](#)  
[Addendum to BOCC Staff Rec \(SU-13-0004\)](#)  
[MP3 Recording - SU-13-0004 \(SU-13-0004\)](#)  
[BOCC Action Letter and Resolution \(SU-13-0004\)](#)  
[Vested Rights Notice \(SU-13-0004\)](#)  
[Development Agreement and Resolution \(SU-13-0004\)](#)  
[Vested Right Affidavit of Publication \(SU-13-0004\)](#)  
[PC PHH, Agenda, and Minutes \(SU-13-0004\)](#)  
[Public Notice Sign Refund \(SU-13-0004\)](#)  
[Modification Request \(SU-13-0004\)](#)  
[Modification Plans \(SU-13-0004\)](#)  
[Well Permits \(SU-13-0004\)](#)  
[Application Materials & Plans \(BP-13-0705\)](#)  
[WFM Lefthand Letter \(BP-13-0705\)](#)  
[Wildfire Mitigation Plan \(BP-13-0705\)](#)  
[Application Materials & Plans \(BP-13-0704\)](#)  
[WFM Lefthand Letter \(BP-13-0704\)](#)  
[Wildfire Mitigation Plan \(BP-13-0704\)](#)  
[Application Materials & Plans \(BP-13-0706\)](#)  
[WFM Lefthand Letter \(BP-13-0706\)](#)  
[Wildfire Mitigation Letter \(BP-13-0706\)](#)  
[Permit Application & Plans \(BP-13-0744\)](#)  
[Permit Application \(BP-15-0705\)](#)  
[Parcel Report \(BP-15-0705\)](#)  
[Plans \(BP-15-0705\)](#)  
[approved site plan \(BP-15-0705\)](#)  
[Plan review comments \(BP-15-0705\)](#)  
[revised prior to issuance \(BP-15-0705\)](#)  
[approved code modification \(BP-15-0705\)](#)  
[Wildfire Mit Plan \(BP-15-0705\)](#)  
[Wildfire Mit Map \(BP-15-0705\)](#)  
[Wildfire Mit Map w/ Outhouse \(BP-15-0705\)](#)  
[Application Materials \(BP-15-0706\)](#)  
[approved site plan \(BP-15-0706\)](#)  
[Permit Application \(BP-16-0702\)](#)  
[Plans \(BP-16-0702\)](#)  
[Wildfire Mitigation Plan \(BP-16-0702\)](#)  
[public health referral response \(BP-16-0702\)](#)  
[Structural Slab Reinforcement Observation \(BP-16-0702\)](#)  
[General Framing Observation \(BP-16-0702\)](#)  
[BP application \(BP-16-1204\)](#)  
[Plans \(BP-16-1204\)](#)

[public health referral response \(BP-16-1204\)](#)  
[FPD approval \(BP-16-1204\)](#)  
[BP-16-1204 plan review \(BP-16-1204\)](#)  
[BP-16-1204 2nd plan review \(BP-16-1204\)](#)  
[Calwood revisions 11/14/2016 \(BP-16-1204\)](#)  
[Tax Exempt Certificate \(BP-16-1204\)](#)  
[Sprinkler Plan Jeff Webb \(BP-16-1204\)](#)  
[Rough sprinkler approval \(BP-16-1204\)](#)  
[Certificate of Insulation \(BP-16-1204\)](#)  
[Electrical revisions prior to issuance, 4-20-2017 \(BP-16-1204\)](#)  
[Footing & Foundation Engineer Letter \(BP-16-1204\)](#)  
[Soils Reports \(BP-16-1204\)](#)  
[Structural Framing Engineer Letter \(BP-16-1204\)](#)  
[Recycle receipts \(BP-16-1204\)](#)  
[Final Fire District Approval \(BP-16-1204\)](#)  
[TOPO MAP \(BP-16-1204\)](#)  
[BUILDING PERMIT \(BP-16-1204\)](#)  
[plans \(RES-17-0039\)](#)  
[expansion tank approval \(RES-17-0039\)](#)  
[upgrade to fire suppression request \(RES-17-0040\)](#)  
[approval email \(RES-17-0040\)](#)  
[BP application \(BP-17-0693\)](#)  
[Plans at application \(BP-17-0693\)](#)  
[FPD sprinkler narrative \(BP-17-0693\)](#)  
[Land Use memo \(BP-17-0693\)](#)  
[Fire Pump calca \(BP-17-0693\)](#)  
[BP-17-0693 plan review \(BP-17-0693\)](#)  
[Change to fire pump \(BP-17-0693\)](#)  
[Change to fire pump revised plans \(BP-17-0693\)](#)  
[revised plans \(BP-17-0693\)](#)  
[elevations \(BP-17-0693\)](#)  
[fire suppression high impact zone \(BP-17-0693\)](#)  
[Jeff Webb Sprinkler plan \(BP-17-0693\)](#)  
[all final sprinkler inspection water tank,all alarms \(BP-17-0693\)](#)  
[Final Sprinkler \(BP-17-0693\)](#)  
[Sprinkler Plan Review \(BP-17-0693\)](#)  
[Footing & Foundation Engineer Letter \(BP-17-0693\)](#)

| Style               | Built/Remodeled | Construction Type                          | Improvement Type           |            |             |
|---------------------|-----------------|--|----------------------------|------------|-------------|
| Building: 1 LODGING | 1981/None       | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |            |             |
|                     |                 |  |                            | LODGING    | 640 sq. ft. |
|                     |                 |  |                            | PORCH AREA | 224 sq. ft. |
| Building: 2 LODGING | 1981/None       | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |            |             |
|                     |                 |  |                            | LODGING    | 640 sq. ft. |
|                     |                 |  |                            | PORCH AREA | 224 sq. ft. |
| Building: 3 LODGING | 1981/None       | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |            |             |
|                     |                 |  |                            | LODGING    | 640 sq. ft. |
|                     |                 |  |                            | PORCH AREA | 224 sq. ft. |
| Building: 4 LODGING | 1981/None       | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |            |             |
|                     |                 |  |                            | LODGING    | 640 sq. ft. |
|                     |                 |  |                            | PORCH AREA | 224 sq. ft. |



|                      |           |  |                            |                        |              |
|----------------------|-----------|--|----------------------------|------------------------|--------------|
| Building: 5 LODGING  | 1981/None | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |                        |              |
|                      |           |  |                            | LODGING                | 4596 sq. ft. |
|                      |           |  |                            | DECK AREA              | 1996 sq. ft. |
|                      |           |  |                            | PORCH AREA             | 200 sq. ft.  |
| Building: 6 LODGING  | 1912/None | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |                        |              |
|                      |           |  |                            | LODGING                | 1200 sq. ft. |
| Building: 7 LODGING  | 1898/None | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |                        |              |
|                      |           |  |                            | LODGING                | 600 sq. ft.  |
| Building: 8 LODGING  | 1898/None | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |                        |              |
|                      |           |  |                            | LODGING                | 600 sq. ft.  |
| Building: 9 LODGING  | 1920/None | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |                        |              |
|                      |           |  |                            | LODGING                | 768 sq. ft.  |
| Building: 10 LODGING | 2016/None | Wood or Steel<br>Studs in<br>Bearing Walls | EX CHARITABLE NON-RES IMPS |                        |              |
|                      |           |  |                            | HOTEL, LIMITED SERVICE | 1190 sq. ft. |
|                      |           |  |                            | HOTEL, LIMITED SERVICE | 1190 sq. ft. |





Known A-frames within County: Assessor Records with





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0026585

Address: 1014 COUNTY RD 99 UNINCORPORATED, 80403

Parcel: 158128000005

Location: T1S - R72 W - S28 : TR, NBR 910 WALKER RANCH AREA

Records: Vacation of a Public Road or Easement (V-70-989)  
New Residence (BP-70-12665)

Documents: [FILE \(V-70-989\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1971/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 432 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 96 sq. ft.                  |
| DECK AREA                                     |                 |                   | 112 sq. ft.                 |





ADDRESS

#12665

\$3,830

PARCEL NUMBER

CITY OR  
TOWN

INDEX

OWNER'S NAME AND ADDRESS:

Prudence Bostwick

CHANGES IN OWNERSHIP:

[illegible]

LEGAL DESCRIPTION

|              |  |    |          |
|--------------|--|----|----------|
| SUB-DIVISION |  | OR | ADDITION |
|--------------|--|----|----------|

SECTION

|         |      |
|---------|------|
| SECTION | TWP. |
|---------|------|

TWP

|       |  |
|-------|--|
| RANGE |  |
|-------|--|

BLOCK

LOT



| SUBJECT PROPERTY  |  |           |  |            |  | NEIGHBORHOOD |  |            |  | LOCATION OF IMPROVEMENTS |  |   |  | CLASSIFICATION No. |  |  |
|-------------------|--|-----------|--|------------|--|--------------|--|------------|--|--------------------------|--|---|--|--------------------|--|--|
| LAND IMPROVEMENTS |  | UTILITIES |  | TOPOGRAPHY |  | USE          |  | TOPOGRAPHY |  | TREND                    |  | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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[illegible]

| SALES DATA & REMARKS |      |
|----------------------|------|
| 1                    | 1000 |
| 2                    | 1000 |
| 3                    | 1000 |
| 4                    | 1000 |
| 5                    | 1000 |
| 6                    | 1000 |
| 7                    | 1000 |
| 8                    | 1000 |
| 9                    | 1000 |
| 10                   | 1000 |
| 11                   | 1000 |
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| 89                   | 1000 |
| 90                   | 1000 |
| 91                   | 1000 |
| 92                   | 1000 |
| 93                   | 1000 |
| 94                   | 1000 |
| 95                   | 1000 |
| 96                   | 1000 |
| 97                   | 1000 |
| 98                   | 1000 |
| 99                   | 1000 |
| 100                  | 1000 |

Measured By:

Reviewed By:

SPECIAL NOTES:

SPECIAL NOTES: Talked to customers in Beaver 10/17 who indicated house was about 50% complete.



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD — RESIDENTIAL

CLASSIFICATION No. **R3A**

MAIN BUILDING DESCRIPTION

CARD **1** OF **1** CARDS

| STORIES   |                                     | UNITS        |                | ROOMS |   | PHYSICAL CONDITION |   | GROUND PLAN SKETCH |   |
|---|-------------------------------------|--------------|----------------|-------|---|--------------------|---|--------------------|---|
| TYPE  | USE                                 | Construction | Quality Rating | YEAR  | P | F                  | A | G                  | E |
| <input checked="" type="checkbox"/> Single Dwelling | <input checked="" type="checkbox"/> | Frame        | M              | 1971  |   |                    |   |                    |   |
| <input type="checkbox"/> Double Dwelling            |                                     | Stone        | F              | 19    |   |                    |   |                    |   |
| <input type="checkbox"/> Multi Dwelling             |                                     | Block        | A              | 19    |   |                    |   |                    |   |
| <input type="checkbox"/> Residential Apartment      |                                     | Brick Veneer | G              | 19    |   |                    |   |                    |   |
|   |                                     | Prefab       | E              | 19    |   |                    |   |                    |   |

| (1) FOUNDATION | M | F | A | G | E | (5) FLOORS        | M | F | A | G | E | (11) PLUMBING   | No. | UNIT | COST | COST |
|----------------|---|---|---|---|---|-------------------|---|---|---|---|---|-----------------|-----|------|------|------|
| A. Concrete    |   |   |   |   |   | A. Wd. Joist      |   |   |   |   |   | A. Base         | 1   |      | 920  |      |
| B. Block       |   |   |   |   |   | B. Sub Floor      |   |   |   |   |   | B. 3 pc. Bath   |     |      |      |      |
| C. Stone       |   |   |   |   |   | C. Softwood Flg.  |   |   |   |   |   | C. 2 pc. Bath   |     |      |      |      |
| D. Brick       |   |   |   |   |   | D. Hardwood Flg.  |   |   |   |   |   | D. Lavatory     |     |      |      |      |
| E. Piers       |   |   |   |   |   | E. Concrete       |   |   |   |   |   | E. Toilet       |     |      |      |      |
| F. Mud Sills   |   |   |   |   |   | F. Resilient Flg. |   |   |   |   |   | F. Bathtub      |     |      |      |      |
| G. Coissons    |   |   |   |   |   | G. Carpet         |   |   |   |   |   | G. Shower Stall |     |      |      |      |
|                |   |   |   |   |   |                   |   |   |   |   |   | H. Kitchen Sink |     |      |      |      |
|                |   |   |   |   |   |                   |   |   |   |   |   | I. Laundry Tub  |     |      |      |      |
|                |   |   |   |   |   |                   |   |   |   |   |   | J. H.W. Heater  |     |      |      |      |
|                |   |   |   |   |   |                   |   |   |   |   |   | K. Garbage Disp |     |      |      |      |
|                |   |   |   |   |   |                   |   |   |   |   |   | L. Dishwasher   |     |      |      |      |
|                |   |   |   |   |   |                   |   |   |   |   |   |                 |     |      |      |      |

**(2) EXTERIOR W.**

|                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Fr Wd. or Sh. S.    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. Fr Asbestos S.      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| C. Fr. Stucco          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| D. Fr Brk. Veneer      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E. Blk. 8" Painted     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| F. Blk. 8" Stucco      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| G. Brk. 8 Blk. or Brk. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| H. Log                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| L. Native Stone        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| M. Insul Walls         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(3) ROOF**

|             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Flat     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. Shed     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| C. Gable    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| D. Hip      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E. Gambrel  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| F. Overhang |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(4) ROOFING**

|                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Wood Shg.      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. Wood Shakes    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| C. Asphalt Shg.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| D. Asbestos Shg.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E. Built Up T.&G. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| F. Tile           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| G. Slate          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| H. Metal          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| I. Prepared Roll  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| J. Insul Ceiling  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(5) FLOORS**

|                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Unfinished     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. Plastered      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| C. Drywall        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| D. Wallboard      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E. Plywood        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| F. Hardwood Panel |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| G. Knotty Pine    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(6) INTERIOR FINISH**

|                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Unfinished     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. Plastered      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| C. Drywall        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| D. Wallboard      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E. Plywood        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| F. Hardwood Panel |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| G. Knotty Pine    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(7) BATH FLOORS**

|         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Base |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

**(8) BATH WALLS**

|         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Base |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

**(9) KITCHEN**

|         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Base |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

**(10) ELECTRICAL**

|             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Wiring   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. Fixtures |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(11) PLUMBING**

|                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A. Base         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| B. 3 pc. Bath   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| C. 2 pc. Bath   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| D. Lavatory     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| E. Toilet       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| F. Bathtub      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| G. Shower Stall |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| H. Kitchen Sink |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| I. Laundry Tub  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| J. H.W. Heater  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| K. Garbage Disp |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| L. Dishwasher   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**(12) HEATING & COOLING**

|               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Stove         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Hot Air       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Steam         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Hot Water     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Electric      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Unit Heater   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Floor Furnace |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Wall Furnace  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Fan           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Fireplace     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Refrigerated  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Evaporated    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**Other Items and Remarks:**

"A" Frame

**(16), (17), (18) OTHER IMPROVEMENTS**

| CLASS OR ITEM | Grade | Walls | Floor | Roof | Dimensions | Area Sq Ft | Unit Cost | R.C.N. | Age | % Good | R.C.N.L.D. |
|---------------|-------|-------|-------|------|------------|------------|-----------|--------|-----|--------|------------|
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |
|               |       |       |       |      |            |            |           |        |     |        |            |

**DEPRECIATION**

| Year of Construction | Year of Appraisal | Depreciation | Normal | Obsolescence | % +    | Adjusted % Good |
|----------------------|-------------------|--------------|--------|--------------|--------|-----------------|
| Actual               | Adjusted          | Year         | Age    | Life         | % Good | Condition       |
| 1971                 |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |
|                      |                   |              |        |              |        |                 |

**COMPUTATIONS**

| YEAR                 | 5/20 1971        | 19   | 19    | 19               | 19   |
|----------------------|------------------|------|-------|------------------|------|
| Computed By          | JEDN             |      |       |                  |      |
| ITEM                 | Area or Quantity | Unit | Total | Area or Quantity | Unit |
| First Floor          | 432              | 7.40 | 3197  |                  |      |
| Second Floor         |                  |      |       |                  |      |
| Third Floor          |                  |      |       |                  |      |
| Half Story           |                  |      |       |                  |      |
| Plumbing             |                  |      | 920   |                  |      |
| Heating & Cooling    |                  |      | 250   |                  |      |
| Unfinished Basement  |                  |      |       |                  |      |
| Finished Basement    |                  |      |       |                  |      |
| Finished Attic       | 96               | .75  | 72    |                  |      |
| Porches              |                  |      |       |                  |      |
| Dollar Adjustment    |                  |      | -69   |                  |      |
| Replacement Cost New |                  |      | 4370  |                  |      |
| Percent Good         | 100              |      |       |                  |      |
| R.C.N.L.D.           |                  |      | 4370  |                  |      |
| Other Improvements   |                  |      |       |                  |      |
| TOTAL R.C.N.L.D.     |                  |      | 4370  |                  |      |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030037**

**Address: 152 CROCKETT TRL UNINCORPORATED, 80481**

**Parcel: 132127006001**

**Location: T2N - R72 W - S22 : BAR K RANCH 3 - MT**

**Records:** New Residence (BP-69-11546)  
Reroofing (BP-15-1356)  
PreApplication Conference (PAC-16-0401)  
Residential Accessory Building (BP-16-1873)

**Documents:** [Permit Application \(BP-15-1356\)](#)  
[Parcel Report \(BP-15-1356\)](#)  
[Building Permit \(BP-15-1356\)](#)  
[Plans at Application \(BP-16-1873\)](#)  
[Permit Application \(BP-16-1873\)](#)  
[public health referral response \(BP-16-1873\)](#)

| Style                   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------------|-----------------|--|-----------------------------|
| Building: 1 2 - 3 STORY | 1970/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1712 sq. ft.                |
|                         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 390 sq. ft.                 |
|                         |                 | DECK AREA                                | 750 sq. ft.                 |











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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0083966

Address: **118 CROOKED SPUR UNINCORPORATED, 80302**

Parcel: **131933002002**

Location: **T2N - R71 W - S33 : LAZY ACRES - BOV**

Records: New Residence (BP-80-0900)  
Residential Accessory Building (BP-99-2098)  
Flood 2013 Information Note (FLD-13-0626)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1981/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 936 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 372 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 936 sq. ft.                 |
| DETACHED GARAGE                          |                 |                   | 600 sq. ft.                 |
| DECK AREA                                |                 |                   | 192 sq. ft.                 |





118 Crooked Spur Photo by J. Wahlers 11/2/2017





118 Crooked Spur Photos by J. Wahlers 11/2/2017







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0022719**

**Address: 1388 DEER TRAIL RD UNINCORPORATED, 80302**

**Parcel: 146104013004**

**Location: T1N - R71 W - S04 : BOULDER HEIGHTS 4 - BOV**

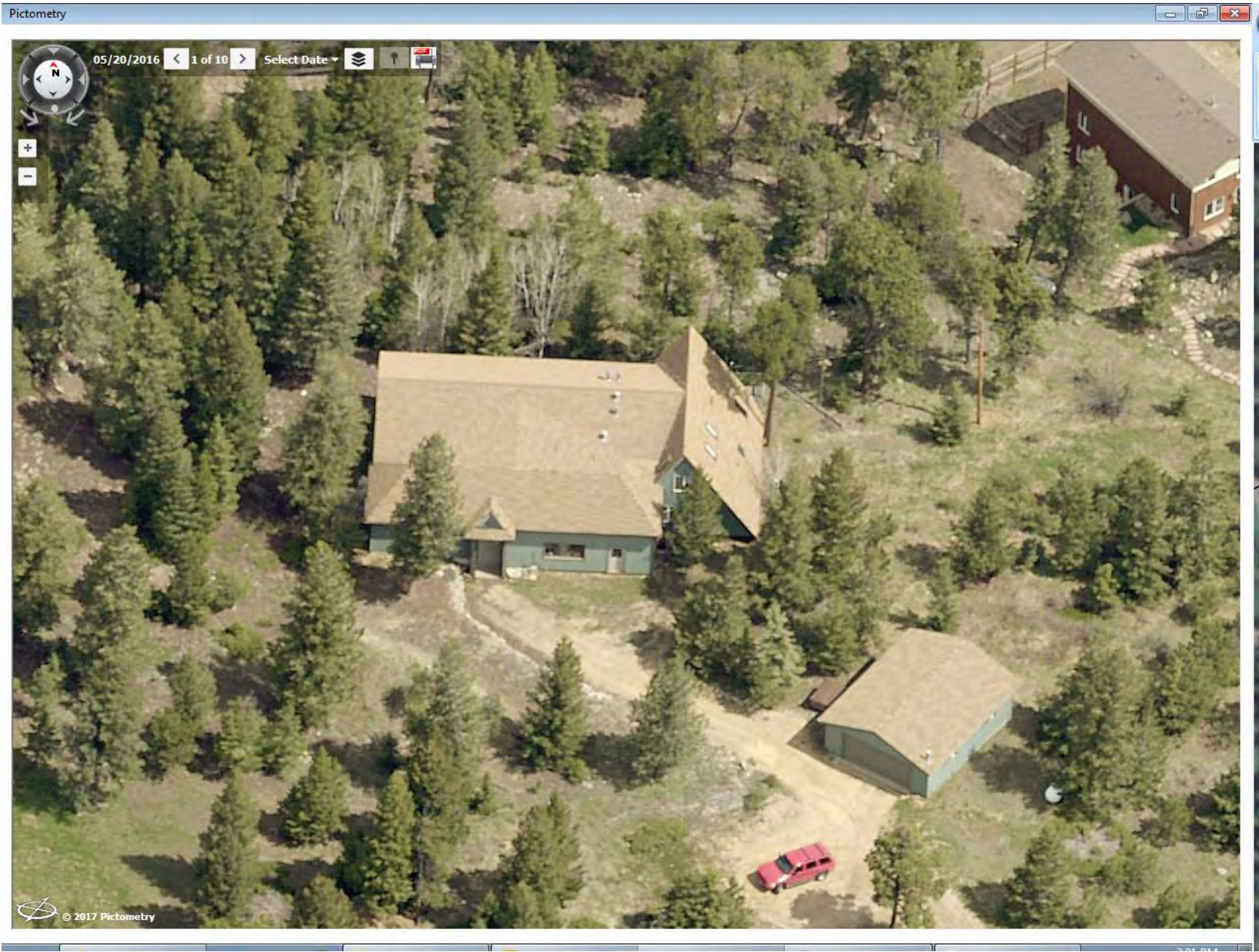
**Records:** New Residence (BP-76-20933)  
Residential Accessory Building (BP-82-0951)  
Residential Addition (BP-93-0314)  
Residential Remodel (BP-93-1055)  
Residential Addition (BP-93-1596)  
Residential Addition (BP-01-1838)

**Documents:** [No Description \(BP-93-1055\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 2 A-FRAME | 1976/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1080 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 576 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 720 sq. ft.                 |
|                     |                 | DECK AREA                                | 240 sq. ft.                 |











# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025512

Address: 168 DIVIDE VIEW DR UNINCORPORATED, 80403

Parcel: 157931006005

Location: T1S - R71 W - S31 : KUHLMANN HEIGHTS - MT

Records: New Residence (BP-79-24473)  
New Residence (BP-75-19941)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1976/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 768 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 384 sq. ft.                 |
| DECK AREA                                     |                 |                   | 256 sq. ft.                 |
| PATIO AREA                                    |                 |                   | 96 sq. ft.                  |

©RES



168 Divide View Interior. Photo Courtesy of Daniel Swansinger





168 Divide View Interior. Photo Courtesy of Daniel Swansinger



168 Divide View Photo by J. Wahlers 11/2/2017







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025553**

**Address: 854 DIVIDE VIEW DR UNINCORPORATED, 80403**

**Parcel: 157931006016**

**Location: T1S - R71 W - S31 : KUHLMANN HEIGHTS - MT**

**Records:** New Residence (BP-72-15383)  
Residential Addition (BP-94-1611)  
Residential Addition (BP-02-0865)

**Documents:** [No Description \(BP-94-1611\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1973/1994       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1386 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 336 sq. ft.                 |
|             |         |                 | ATTACHED GARAGE AREA                     | 546 sq. ft.                 |
|             |         |                 | DECK AREA                                | 683 sq. ft.                 |



854 Divide View Photo by J. Wahlers 11/2/2017





**PLEASE PRINT**

Guy, Daniel A + Floyd Guy <sup>Ⓢ</sup> <sup>K</sup>

**OWNER'S NAME**

8333 Ralston Rd

**NEW MAILING ADDRESS**

Arvada,

CO

80002

**CITY**

**STATE**

**ZIP**

**SCHEDULE (I.D.) NO.**

25553

**LEGAL DESCRIPTION**

L 46-47-~~1st~~ Kuhlman  
31-15-71 NE

**I HEREBY CERTIFY THAT I OWN THE ABOVE DESCRIBED  
PROPERTY AND AUTHORIZE YOUR OFFICE TO MAKE THE  
NOTED MAILING ADDRESS CHANGE**

**DATE**

4-25-84

**SIGNED**

Phoncel - Floyd

**STAMP**

**WILLIAM S. GOODYEAR  
BOULDER COUNTY ASSESSOR  
P. O. BOX 471  
BOULDER, CO. 80306**





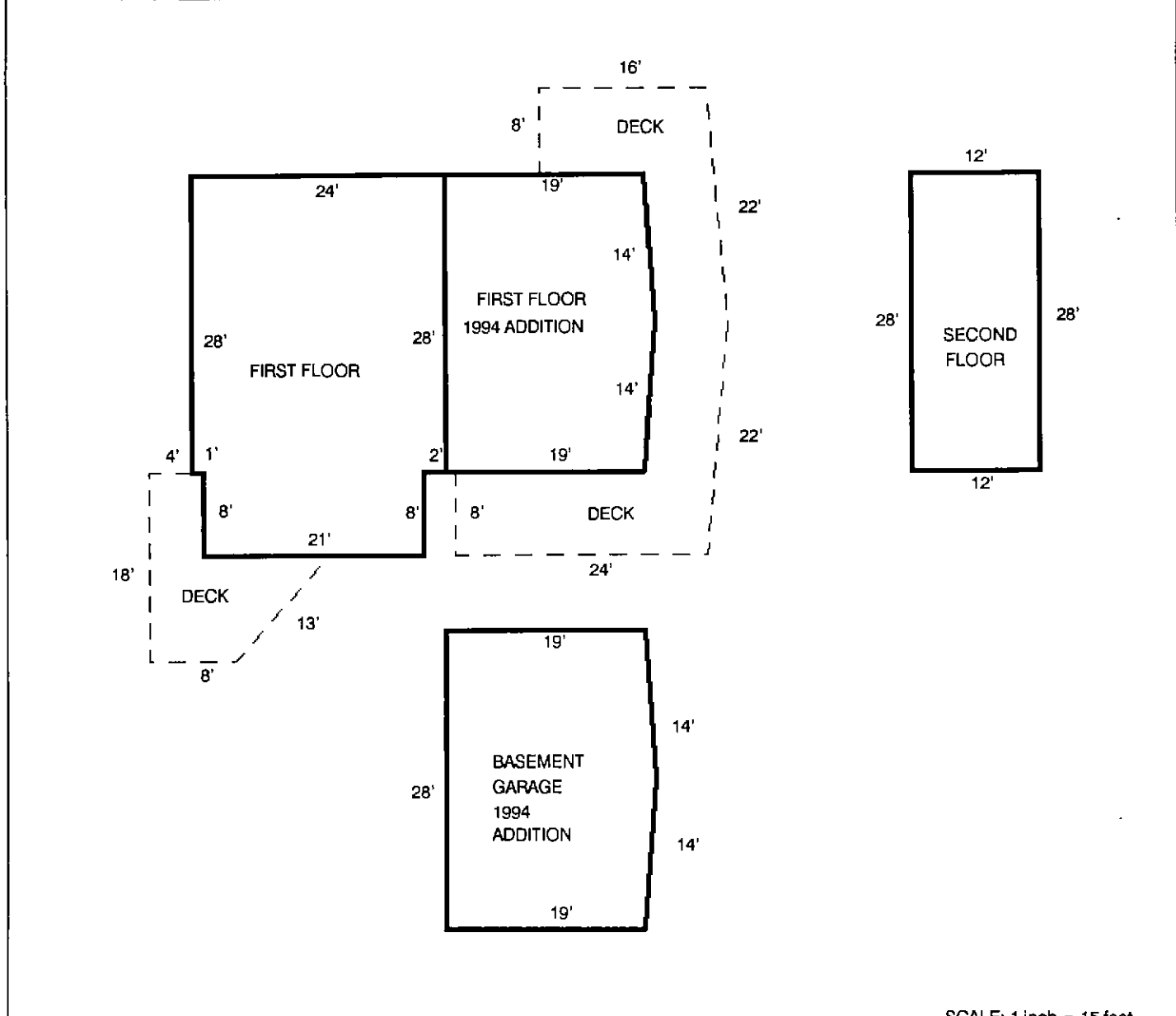
YEAR BUILT: 1973  
ADJUSTED YEAR: 1980

9/15/97 PERMIT #94-1611 10/3/94  
ADDITION OF GARAGE  
AND LIVING ROOM.  
ADJUSTED YEAR 1980  
PERMIT VALUE \$38,973.  
DSP

| ROOF  |  | EXTERIOR                                    |  |
|---|--|---|--|
| <input type="checkbox"/> Flat (A)                   | <input checked="" type="checkbox"/> Asphalt (G)  | <input type="checkbox"/> Wd Shake (H)       | <input type="checkbox"/> Slate/Tile (K)  |
| <input checked="" type="checkbox"/> Gable (C)       | <input type="checkbox"/> Spnsh Tile (J)          | <input type="checkbox"/> Metal (N)          | <input type="checkbox"/> Dimensional (O) |
| <input type="checkbox"/> Gambrel (E)                |  |   |  |
| <input type="checkbox"/> Hip (D)                    |  |   |  |
| <input type="checkbox"/> Shed (B)                   |  |   |  |
| <input checked="" type="checkbox"/> A-FRAME         |  |   |  |
| WALLS   |  | % COVERED                                   |  |
| <input type="checkbox"/> Block (E)                  | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input type="checkbox"/> Brk on Brk (G)             | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input type="checkbox"/> Brk Veneer (D)             | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input checked="" type="checkbox"/> Frm Wd/Shk (A)  | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input type="checkbox"/> Log (H)                    | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input type="checkbox"/> Stucco Frm (C)             | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input type="checkbox"/> Stucco Blk (F)             | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| <input type="checkbox"/> Moss Rock (J)              | <input type="checkbox"/>                         | <input type="checkbox"/>                    |  |
| WINDOWS   |  | DOORS (EXT)                                 |  |
| <input type="checkbox"/> S/P Alum (A)               | <input type="checkbox"/> Clear Pane              | <input type="checkbox"/> French             | <input type="checkbox"/> Panel           |
| <input type="checkbox"/> S/P Wd (B)                 | <input type="checkbox"/> Carved                  | <input type="checkbox"/> Solid Core         |  |
| <input checked="" type="checkbox"/> Therm Wood (BC) |  |   |  |
| <input type="checkbox"/> Therm Alum (AC)            |  |   |  |
| <input type="checkbox"/> Therm Clad                 |  |   |  |
| <input type="checkbox"/> Storm Wndw                 |  |   |  |
| FOUNDATION  |  | BASEMENT                                    |  |
| <input type="checkbox"/> Brick (D)                  | <input checked="" type="checkbox"/> Concrete (A) | <input type="checkbox"/> Garden Lvl (B)     | <input type="checkbox"/> Walk-Out (W)    |
| <input type="checkbox"/> Block (B)                  | <input type="checkbox"/> Piers (E)               | <input type="checkbox"/> Subterranean       |  |
| <input type="checkbox"/> Stone (C)                  |  |   |  |
| SITE Spklr Sys                                      |  | Frnt / Back                                 |  |
| Topo  |  |   |  |
| Lndscprng   |  |   |  |
| EXT QUALITY   |  | EXT CONDITION                               |  |
| <input type="checkbox"/> Low                        | <input type="checkbox"/> Below Average           | <input checked="" type="checkbox"/> Average | <input type="checkbox"/> Above Average   |
| <input type="checkbox"/> Fair                       |  |   |  |
| <input checked="" type="checkbox"/> Average         |  |   |  |
| <input type="checkbox"/> Good                       |  |   |  |
| <input type="checkbox"/> Very Good                  |  |   |  |
| <input type="checkbox"/> Excellent                  |  |   |  |

## INTERIOR

| DOORS  |  | TRIM   |  |
|--|--|--|--|
| <input type="checkbox"/> Clear Pane                | <input type="checkbox"/> Painted                 | <input type="checkbox"/> Stained                   | <input type="checkbox"/> 6" - 9" Fir     |
| <input type="checkbox"/> French                    | <input type="checkbox"/> Chair Rail              | <input type="checkbox"/> Ceiling                   |  |
| <input type="checkbox"/> Hollow Core               |  |  |  |
| <input type="checkbox"/> Panel Hollow              |  |  |  |
| <input type="checkbox"/> Panel Solid               |  |  |  |
| <input type="checkbox"/> Solid Core                |  |  |  |
| CEILINGS   |  | DRYWALL  |  |
| <input checked="" type="checkbox"/> Stndrd 8'      | <input type="checkbox"/> Archways                | <input checked="" type="checkbox"/> Radius Corners | <input type="checkbox"/> Angled Walls    |
| <input type="checkbox"/> 9' Plus                   | <input type="checkbox"/> Curved Walls            | <input type="checkbox"/> Niches                    |  |
| <input type="checkbox"/> Vaulted                   |  |  |  |
| <input type="checkbox"/> 2 Stry Clr Span           |  |  |  |
| <input type="checkbox"/> Coved                     |  |  |  |
| KITCHEN  |  | HEAT   |  |
| <input type="checkbox"/> Disposal (N)              | <input checked="" type="checkbox"/> Electric (E) | <input type="checkbox"/> Forced Air (A)            | <input type="checkbox"/> Hot Water (C)   |
| <input type="checkbox"/> Dishwasher (O)            | <input type="checkbox"/> Wall/Space Heat (F)     | <input type="checkbox"/> Air Condtn (G or H)       | <input type="checkbox"/> Evap Cooler (I) |
| <input type="checkbox"/> Jenn Air                  |  |  |  |
| <input type="checkbox"/> X Sink (K)                |  |  |  |
| <input type="checkbox"/> Cooking Island            |  |  |  |
| <input type="checkbox"/> Cabinet Island            |  |  |  |
| FLOOR COVERS                                       |  | % COVERED  |  |
| <input type="checkbox"/> Carpet (J)                | <input type="checkbox"/>                         | <input type="checkbox"/>                           |  |
| <input type="checkbox"/> Vinyl (F)                 | <input type="checkbox"/>                         | <input type="checkbox"/>                           |  |
| <input checked="" type="checkbox"/> Hrdwd/Prqt (d) | <input type="checkbox"/>                         | <input type="checkbox"/>                           |  |
| <input type="checkbox"/> Tile (E)                  | <input type="checkbox"/>                         | <input type="checkbox"/>                           |  |
| EXTRA'S  |  | Wet Bar  |  |
| <input type="checkbox"/> B-I Slvs                  | <input type="checkbox"/> Ceiling Fans #          | <input type="checkbox"/> Fireplaces #              | <input type="checkbox"/> Wd Stove (ZWS)  |
| <input type="checkbox"/> Custom Cbnts              | <input type="checkbox"/> Walk-In Closets         | <input type="checkbox"/> Gas Log (ZGL)             | <input type="checkbox"/> Hot Tub (ZHT)   |
| <input type="checkbox"/> Solar (SA)                |  |  |  |
| INT QUALITY  |  | INT CONDITION                                      |  |
| <input type="checkbox"/> Low                       | <input type="checkbox"/> Below Average           | <input checked="" type="checkbox"/> Average        | <input type="checkbox"/> Above Average   |
| <input type="checkbox"/> Fair                      |  |  |  |
| <input checked="" type="checkbox"/> Average        |  |  |  |
| <input type="checkbox"/> Good                      |  |  |  |
| <input type="checkbox"/> Very Good                 |  |  |  |
| <input type="checkbox"/> Excellent                 |  |  |  |



SCALE: 1 inch = 15 feet

| NAME OF AREA        | TOTALS |
|---------------------|--------|
| First Floor         | 840.00 |
| First Floor 94'Add. | 546.00 |
| Second Floor        | 336.00 |
| Deck                | 165.00 |
| Deck                | 518.00 |
| Garage 94'Add.      | 546.00 |

STR / LEGAL: 32-25-71  
LOT 46 & 47 KUEHLMANN  
HEIGHTS  
 DATA COLLECTOR: DSP DATE: 9/15/97  
 % COMPLETE: 100% BIA: \_\_\_\_\_  
 DESIGN TYPE: 01 02 04 05 OTHER: A-FRAME  
 QUALITY TYPE: AVERAGE  
 ROOMS BDRMS BATHS  
6 3 1 Full  
 \_\_\_\_\_ 1/2  
 \_\_\_\_\_ 3/4  
 HEAT TYPE: ELEC. SQ FT 1386 \_\_\_\_\_ X Shower  
 OTHER: \_\_\_\_\_ SQ FT \_\_\_\_\_ X Lav  
 CARPET % \_\_\_\_\_ SQ FT \_\_\_\_\_ Jacuzzi  
 QA: DESIGN \_\_\_\_\_ Roman Tub  
 EXT: \_\_\_\_\_ Rough-In 3/4  
 INT: \_\_\_\_\_





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025248**

**Address: 1116 DIVIDE VIEW DR UNINCORPORATED, 80403**

**Parcel: 157931006018**

**Location: T1S - R71 W - S31 : KUHLMANN HEIGHTS - MT**

**Records:** New Residence (BP-62-6041)  
Land Survey Plat (LS-03-0012)  
Land Survey Plat (LS-03-0170)  
Land Survey Plat (LS-05-0139)  
Electrical Service Change (BP-07-1509)  
Residential Accessory Building (BP-10-1811)

**Documents:** [No Description \(LS-03-0012\)](#)  
[No Description \(LS-03-0170\)](#)  
[LS-05-0139-01 \(LS-05-0139\)](#)  
[No Description \(LS-05-0139\)](#)  
[BUILDING PERMIT \(BP-07-1509\)](#)  
[PLANS \(BP-10-1811\)](#)  
[BUILDING PERMIT \(BP-10-1811\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1964/1983       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 820 sq. ft.                 |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA            | 140 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 140 sq. ft.                 |
|                     |                 | DECK AREA                                     | 388 sq. ft.                 |

|                 |             |
|-----------------|-------------|
| DETACHED GARAGE | 672 sq. ft. |
| STORAGE AREA    | 672 sq. ft. |







## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026769**

**Address: 78 EVERGREEN WAY UNINCORPORATED, 80466**

**Parcel: 158122000029**

**Location: T1S - R72 W - S22 : TR, NBR 910 WALKER RANCH AREA**

**Records:** New Residence (BP-65-8385)  
Electrical Service Change (BP-93-1689)  
Residential Addition (BP-94-1449)  
Electrical Service Change (BP-01-1840)  
Building Lot Determination (BLD-04-089)  
Site Plan Review Waiver (SPRW-04-067)  
Grading (BP-04-1977)  
Residential Addition (BP-04-1978)  
Residential Remodel (BP-04-2066)  
Research (RES-10-0112)

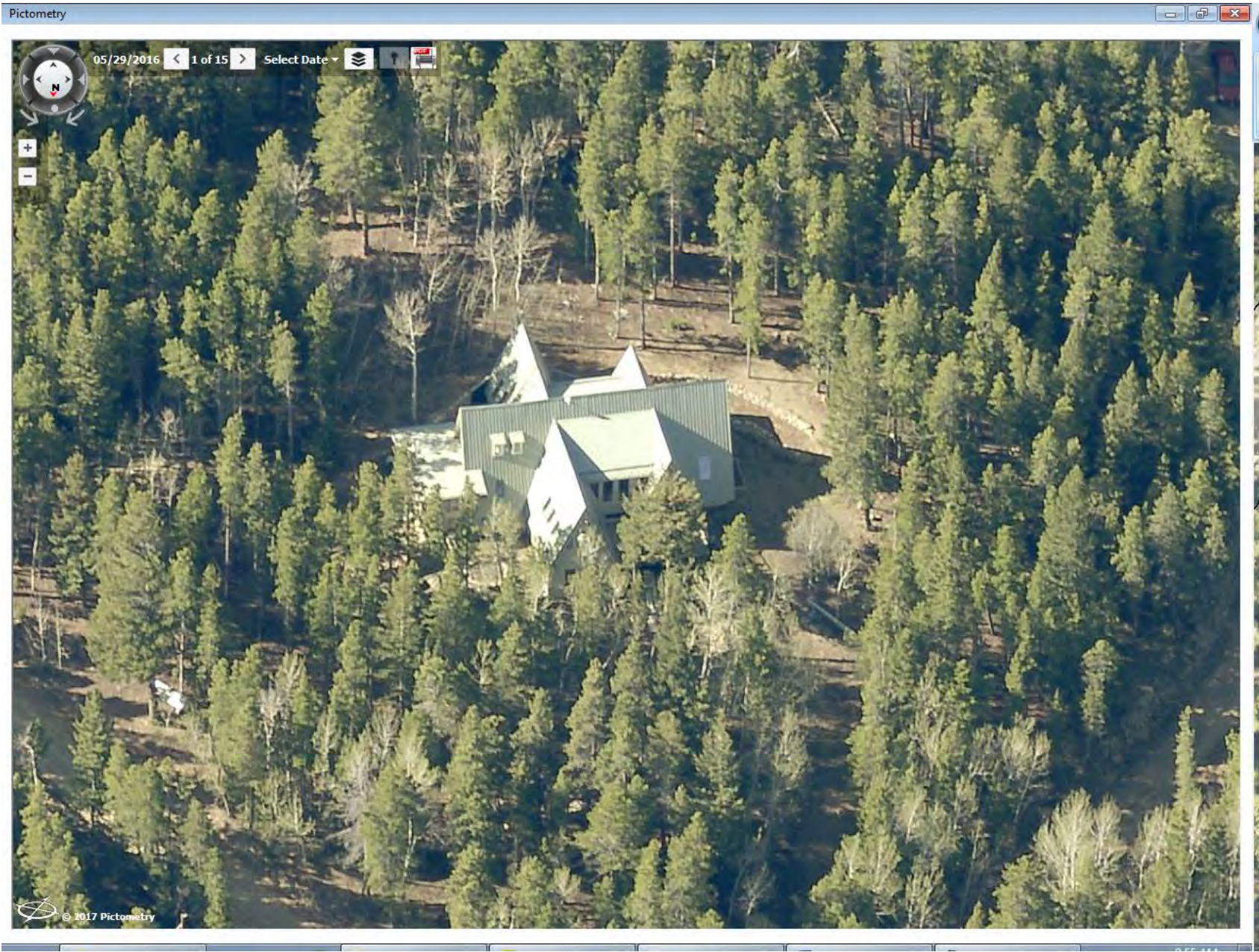
**Documents:** [No Description \(BP-93-1689\)](#)  
[Blank \(BP-94-1449\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                  | 1970/2004       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 2200 sq. ft.                |

|                                    |              |
|------------------------------------|--------------|
| 2ND FLOOR AND HIGHER FINISHED AREA | 452 sq. ft.  |
| WALK-OUT BASEMENT UNFINISHED AREA  | 588 sq. ft.  |
| CRAWL SPACE AREA                   | 1062 sq. ft. |
| DECK AREA                          | 232 sq. ft.  |
| PATIO AREA                         | 533 sq. ft.  |









# A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

Account Number: R0030532


Address: 0 FAWN LN UNINCORPORATED, 80481

Parcel: 132129003024

Location: T2N - R72 W - S29 : SANTAZAKERS - MT

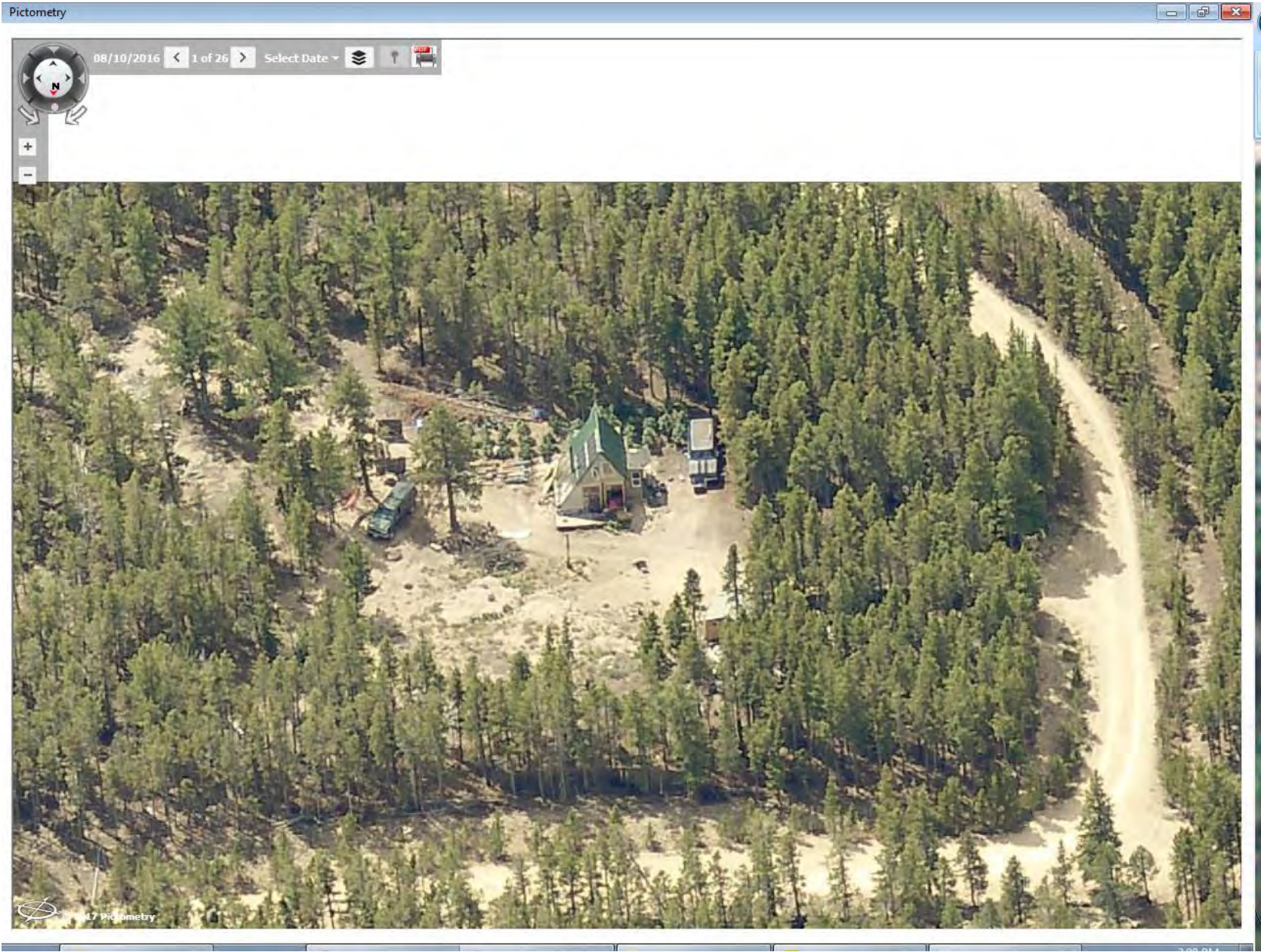
Records: Accessory Agricultural Building (BP-03-1419)  
New Commercial Building (BP-04-0598)  
Building Code Violation (BCV-03-5038)  
Building Code Violation (BWOP-14-0044)

Documents: [Notice \(BWOP-14-0044\)](#)

|           | Style   | Built/Remodeled | Construction Type | Improvement Type |         |
|-----------|---|-----------------|-------------------|------------------|---------|
| Building: | /   |                 |                   |                  | sq. ft. |
|           |  |                 |                   |                  |         |



132129003024







# A-Frame Report

Land Use Department  
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P.O. Box 471 Boulder Colorado 80306-0471  
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Planning 303-441-3930 Building 303-441-3925

Account Number: R0024138

Address: 6262 FLAGSTAFF RD UNINCORPORATED, 80302

Parcel: 157915000005

Location: T1S - R71 W - S15 : TR, NBR 910 WALKER RANCH AREA

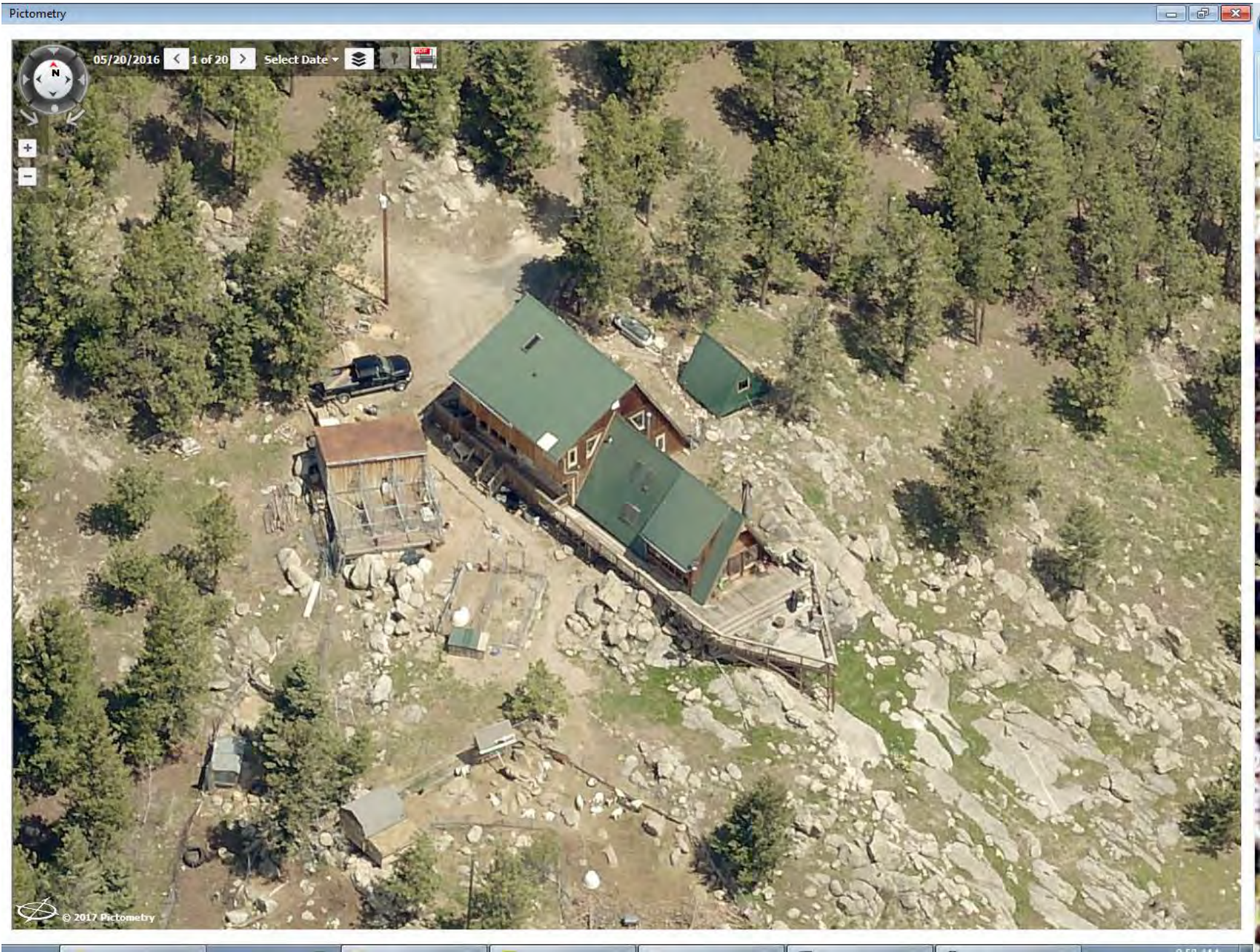
Records: New Residence (BP-62-5898)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 700 sq. ft.                 |
| CARPORT AREA                                  |                 |                   | 392 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 192 sq. ft.                 |
| DECK AREA                                     |                 |                   | 435 sq. ft.                 |











## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056366**

**Address: 546 FLINT GULCH RD UNINCORPORATED, 80540**

**Parcel: 120125001001**

**Location: T3N - R70 W - S30 : LYONS PARK ESTATES - LYV**

**Records:** New Residence (BP-83-0674)  
Grading (BP-84-0862)  
Residential Remodel (BP-85-0674)  
Electrical Service Change (BP-03-0166)  
Reroofing (BP-14-1031)

**Documents:** [BP App. Parcel Report \(BP-14-1031\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1983/1998       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1360 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 192 sq. ft.                 |
|             |         |                 | WALK-OUT BASEMENT FINISHED AREA          | 560 sq. ft.                 |
|             |         |                 | BASEMENT GARAGE AREA                     | 560 sq. ft.                 |
|             |         |                 | DECK AREA                                | 272 sq. ft.                 |







## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0032587**

**Address: 1689 FOURMILE CANYON DR UNINCORPORATED, 80302**

**Parcel: 146121000020**

**Location: T1N - R71 W - S21 : TR, NBR 903 SUGARLOAF AREA**

**Records:** New Residence (BP-63-6596)  
Residential Accessory Building (BP-86-1486)  
Residential Addition (BP-94-2710)  
Residential Remodel (BP-95-0931)  
Building Lot Determination (BLD-12-0031)  
Flood 2013 Information Note (FLD-13-0399)  
PreApplication Conference (PAC-17-0024)  
Limited Impact Special Use Review (LU-17-0007)  
Grading (BP-17-0793)  
Grading (BP-17-1421)  
Floodplain Development Permit - Emergency (FDP-17-057F)  
Access Permit (TAP-4979)

Documents: [No Description \(BP-94-2710\)](#)  
[No Description \(BP-95-0931\)](#)  
[BLOT Letter \ 04-26-2012 \ Taj \(BLD-12-0031\)](#)  
[Application Material \ 04-26-2012 \ Taj \(BLD-12-0031\)](#)  
[Application Received Memo \(LU-17-0007\)](#)  
[APO List \(LU-17-0007\)](#)  
[APO Map \(LU-17-0007\)](#)  
[BOCC PHN April 13, 2017 \(LU-17-0007\)](#)  
[Application Materials \(LU-17-0007\)](#)  
[historic review \(LU-17-0007\)](#)  
[Floodplain \(LU-17-0007\)](#)  
[CBO Referral Response \(LU-17-0007\)](#)  
[CO Parks & Wildlife Referral \(LU-17-0007\)](#)  
[USACE Referral \(LU-17-0007\)](#)  
[Cty Surveyor Referral NO CONFLICT \(LU-17-0007\)](#)  
[Xcel Referral \(LU-17-0007\)](#)  
[Transportation Referral \(LU-17-0007\)](#)  
[public health referral response \(LU-17-0007\)](#)  
[POS referral 3-27-2017 \(LU-17-0007\)](#)  
[CO DWR referral \(LU-17-0007\)](#)  
[NEW site map \(LU-17-0007\)](#)  
[CBO Referral Response - REVISED \(LU-17-0007\)](#)  
[BOCC Staff Packet for April 13, 2017 \(LU-17-0007\)](#)  
[Admin Approval MEMO for addtl grading \(LU-17-0007\)](#)  
[BOCC Resolution and Action Letter \(LU-17-0007\)](#)  
[Cover letter \(BP-17-0793\)](#)  
[BP application & parcel # list \(BP-17-0793\)](#)  
[Plans at application \(BP-17-0793\)](#)  
[BOCO Floodway review \(BP-17-0793\)](#)  
[BP application \(BP-17-1421\)](#)  
[Hydraulic Modeling Report \(BP-17-1421\)](#)  
[Proposed plans \(BP-17-1421\)](#)  
[Hydrology \(BP-17-1421\)](#)  
[Hydraulics \(BP-17-1421\)](#)  
[Mapping \(BP-17-1421\)](#)  
[Comparison tables \(BP-17-1421\)](#)  
[Effective FIRM & FIS \(BP-17-1421\)](#)  
[ESA Compliance \(BP-17-1421\)](#)  
[Review comments \(BP-17-1421\)](#)  
[POS Comments \(BP-17-1421\)](#)  
[CWCB-CPW SB 40 \(BP-17-1421\)](#)  
[Concurrence BOCO WEP \(BP-17-1421\)](#)  
[Transportation Management Plan \(BP-17-1421\)](#)  
[USACE \(BP-17-1421\)](#)  
[Water Commissioner \(BP-17-1421\)](#)  
[Parcel numbers & addresses \(BP-17-1421\)](#)  
[CDPHE \(BP-17-1421\)](#)  
[Traffic control plan \(BP-17-1421\)](#)  
[Project Narrative \(BP-17-1421\)](#)  
[Floodway Review \(BP-17-1421\)](#)  
[Insurable Structures certification \(BP-17-1421\)](#)  
[NEW Parcels Intersect Stream Restoration South SFHA \(BP-17-1421\)](#)  
[NEW CDPS Permit Certification \(BP-17-1421\)](#)  
[NEW stream restore permit application \(BP-17-1421\)](#)  
[NEW Fourmile Canyon TMP w attachments \(BP-17-1421\)](#)  
[NEW Traffic Control Plan \(BP-17-1421\)](#)  
[public health referral response \(BP-17-1421\)](#)  
[NEW Erosion Control & Staging Locations \(BP-17-1421\)](#)  
[USFWS concurrence \(BP-17-1421\)](#)  
[REVISED Parcel List \(24 total\) \(BP-17-1421\)](#)  
[REVISED Access and Staging Information \(BP-17-1421\)](#)  
[Floodplain Development Permit \(BP-17-1421\)](#)  
[FDP-17-057F not signed \(FDP-17-057F\)](#)  
[FDP-17-057F signed \(FDP-17-057F\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---------|-----------------|-------------------|-----------------------------|
| 8 STORY | 1965/None       | Mountain          | SINGLE FAM RES IMPROVEMENTS |



|  |              |
|--|--------------|
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1363 sq. ft. |
| SUBTERRANEAN BASEMENT UNFINISHED AREA    | 525 sq. ft.  |
| DETACHED GARAGE                          | 616 sq. ft.  |
| 2ND FLOOR AND HIGHER FINISHED AREA       | 1286 sq. ft. |

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# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0028398**

**Address: 2253 FOURTH OF JULY RD UNINCORPORATED, 80466**

**Parcel: 158300200022**

**Location: T1S - R73 W - S07 : TR, NBR 920 ELDORA AREA**

**Records: New Residence (BP-65-8364)**

## Documents:

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1965/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 256 sq. ft.                 |
|                     |                 | DECK AREA                                | 96 sq. ft.                  |







## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0028171**

**Address: 3653 FOURTH OF JULY RD UNINCORPORATED, 80466**

**Parcel: 158512000009**

**Location: T1S - R74 W - S12 : TR, NBR 920 ELDORA AREA**

**Records:** New Residence (BP-63-6714)  
Land Survey Plat (LS-06-0236)  
Research (RES-11-0058)

**Documents:** [LS-06-0236-01 \(LS-06-0236\)](#)  
[No Description \(LS-06-0236\)](#)  
[File \(RES-11-0058\)](#)  
[Map \(RES-11-0058\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|---------|-----------------|---|-----------------------------|
| Building: 1 | A-FRAME | 1962/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 560 sq. ft.                 |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 144 sq. ft.                 |
|             |         |                 | DECK AREA                                     | 120 sq. ft.                 |





## A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0062721**

**Address: 3661 FOURTH OF JULY RD UNINCORPORATED, 80466**

**Parcel: 158512000011**

**Location: T1S - R74 W - S12 : TR, NBR 920 ELDORA AREA**

**Records:** Building Lot Determination (BLD-08-118)  
PreApplication Conference (PAC-09-0079)  
Research (RES-11-0058)  
Residential Accessory Building (BP-11-1347)  
New Residence (BP-12-1171)

**Documents:** [BLOTNOT Letter \(BLD-08-118\)](#)  
[Application & Research \(BLD-08-118\)](#)  
[File \(RES-11-0058\)](#)  
[Map \(RES-11-0058\)](#)  
[Building Permit \(BP-11-1347\)](#)  
[Zoning Denied Letter \(BP-11-1347\)](#)  
[Zoning Letter \(BP-11-1347\)](#)  
[BUILDING PERMIT \(BP-11-1347\)](#)  
[revised plan details \(BP-12-1171\)](#)  
[Plumbing Corrections \(BP-12-1171\)](#)  
[Insulation Installation Pictures \(BP-12-1171\)](#)  
[Insulation Installation Pictures \(BP-12-1171\)](#)  
[Insulation Installation Pictures \(BP-12-1171\)](#)

|             | Style   | Built/Remodeled | Construction Type | Improvement Type            |
|-------------|---------|-----------------|-------------------|-----------------------------|
| Building: 1 | A-FRAME | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |







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Planning 303-441-3930 Building 303-441-3925

Account Number: R0028462

Address: 5027 FOURTH OF JULY RD UNINCORPORATED, 80466

Parcel: 158502000005

Location: T1S - R74 W - S02 : TR, NBR 920 ELDORA AREA

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1962/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 480 sq. ft.                 |
| PORCH AREA                               |                 |                   | 80 sq. ft.                  |





(AB) SCHEDULE NO.

(DAF) TAX AREA

|                         |         |
|-------------------------|---------|
| (DAB)                   | (DAI)   |
| SEC. $\frac{1}{4}$ SEC. | MAP NO. |

DIST.

| (HAF)<br>PAGE | (HAI)<br>TYPE<br>INSTR. | (HAB)<br>DOC.<br>FEE |
|---------------|-------------------------|----------------------|
|---------------|-------------------------|----------------------|

KS 67401 000 0000 00000

79 380 1480 1860 1267 4933 6200

00-00  
00-00

1112 1217



6-16-79

| APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                         |                        |                    |                         |                                    |                          |                                   |   |                                 | INCOME APPROACH   |                          |                           |                          |                     |                           |       |       |                |
|--|-------------------------|------------------------|--------------------|-------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|---|--------------------------|---------------------------|--------------------------|---------------------|---------------------------|-------|-------|----------------|
| LAND ATTRIBUTES<br>SUBJECT PROPERTY      |                         | (WAA)<br>DATE          | (WAB)<br>APPRAISER | CONFIRMED<br>SALE PRICE | (IAA)<br>OCCUPANCY<br>OWNER/TENANT | (IAB)<br>MONTHLY<br>RENT | (IAC)<br>FURNISHED<br>UNFURNISHED | (IAD)<br>EST. ECONOMIC<br>RENT (UNFUR.) | (WAE)<br>EST. PROPERTY<br>VALUE | DATE  | GROSS RENT<br>MULTIPLIER | ECONOMIC<br>RENT          | DATA REFERENCE           | INDICATED<br>VALUE  |                           |       |       |                |
| (DAH) ZONING                             |                         |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| (JAA) USE                                |                         |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| IMPROVEMENTS                             |                         |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JBA                                      | Paved Street            |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JBB                                      | Graveled Street         |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JBC                                      | Unimproved <i>NONE</i>  |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JBD                                      | Sidewalk                |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| (JAB) LAND CLASS                         |                         | LAND VALUE CALCULATION |                    |                         |                                    |                          |                                   |   |                                 | APPROACH USED (CORRELATION)<br>FOR ACTUAL VALUE DETERMINATION |                          |                           |                          |                     |                           |       |       |                |
| JBE                                      | Curb & Gutter           | DATE                   | (GAB)<br>DATE      | (IAB)<br>DATE           | BASE                               | ADJUSTMENT FACTORS       |                                   |   | BASE UNIT                       | TOTAL LAND<br>VALUE   | (WBA)<br>DATE            | (WBB)<br>APPROACH<br>USED | (WBF)<br>ACTUAL<br>VALUE | LAND/IMPS.<br>RATIO | (WBC)<br>DETERMINED<br>BY |       |       |                |
| JBF                                      | Street Lights           |                        |                    |                         |                                    | <i>BBB 9-86</i>          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JBG                                      | Alley                   |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| UTILITIES                                |                         |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JCA                                      | Public Water            |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JCB                                      | Well Water <i>NONE</i>  |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JCC                                      | Public Sewer            |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JCD                                      | Septic System           |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JCE                                      | Natural Gas             |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| JCF                                      | Electricity             |                        |                    |                         |                                    |                          |                                   |   |                                 |   |                          |                           |                          |                     |                           |       |       |                |
| TOPOGRAPHY                               |                         | DATE                   |                    |                         |                                    |                          |                                   |   |                                 |   | ACTUAL VALUE             |                           | ASSESSED VALUE           |                     |                           |       |       |                |
| JDA                                      | Level                   |                        |                    |                         |                                    |                          |                                   |   |                                 |   | (FAC)<br>YEAR            | (GAB)<br>LAND             | (FAB)<br>IMPS.           | TOTAL               | LAND                      | IMPS. | TOTAL | ENTERED<br>BY  |
| JDB                                      | High                    |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19 <i>80</i>             |                           |                          |                     | <i>470</i>                |       |       | <i>1-28-86</i> |
| JDC                                      | Steep                   |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JDD                                      | Low                     |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JDE                                      | Sloping                 |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JDF                                      | Hilly                   |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JDG                                      | Rock                    |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JDH                                      | Retaining Wall          |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| SHAPE, ETC.                              |                         | DATE                   |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JEA                                      | Representative <i>7</i> |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JEB                                      | Irregular               |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JEC                                      | Cul-De-Sac              |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JED                                      | Corner                  |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JEE                                      | View                    |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| JEF                                      | Non-St. Front           |                        |                    |                         |                                    |                          |                                   |   |                                 |   | 19                       |                           |                          |                     |                           |       |       |                |
| Reviewed by:                             |                         |                        |                    |                         |                                    |                          |                                   |   |                                 | Date:   |                          |                           |                          |                     |                           |       |       |                |



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL

(AZ) CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

|   |  |   |  |  |  |  |  |
|---|--|---|--|--|--|--|--|
| <b>(AA) TYPE NO.</b> 15T<br>COST TABLE REFERENCES<br><b>(AB) FIRST STORY</b> M <input type="checkbox"/> F <input checked="" type="checkbox"/><br><b>(AC) BASEMENT</b> Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input checked="" type="checkbox"/><br><b>(AD) ABOVE FIRST</b> M <input type="checkbox"/> F <input type="checkbox"/><br><b>(AE) CARPORT</b> 11 12 13<br><b>(AF) CARPORT ROOF</b> Pitch <input type="checkbox"/> Flat <input type="checkbox"/><br><b>(AG) GARAGE</b> 11 12 13<br><b>(AH) GARAGE WALL</b> M <input type="checkbox"/> F <input type="checkbox"/><br><b>(AI)</b> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsmt. <input type="checkbox"/> |  | <b>(AN) DESIGN</b> A-Frame<br><b>YEAR BUILT</b> 1962<br><b>ADJUSTED YEAR</b><br><b>(AO) ROOMS</b> 1<br><b>(AP) BEDROOMS</b> 1<br><b>(AQ) BATHS</b> 0<br><b>FIRST FLOOR FIN. AREA</b> <input type="checkbox"/><br><b>ABOVE FIRST FIN. AREA</b> <input type="checkbox"/><br><b>BASEMENT FIN. AREA</b> <input type="checkbox"/><br><b>TOTAL FINISHED AREA</b> <input type="checkbox"/><br><b>R.C.N./SQ. FT. FIN. AREA</b> \$<br><b>R.C.N.LD./SQ. FT. FIN. AREA</b> \$  |  | <b>(AV) APPRAISED BY:</b> Mc<br><b>(AW) DATE:</b> 6-16-79<br><b>Scale:</b> " = '   |  | <b>(AX) Date:</b> _____<br><b>Computed by:</b> _____<br><b>(AY) Reviewed by:</b> _____<br><b>FIRST FLOOR</b><br>x =<br>x =<br>x =<br>x =<br><b>(BA) TOTAL</b> \$ \$<br><b>SECOND FLOOR AND ABOVE</b><br>x =<br>x =<br>x =<br><b>(BB) TOTAL</b> \$ \$<br><b>(AJ) 11 12 13 HALF STORY/FIN. ATTIC</b><br>x =<br>x =<br><b>(BC) TOTAL</b> \$ \$<br><b>(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)</b><br>x =<br>x =<br><b>(BD) TOTAL</b> \$ \$<br><b>TOTAL BASE COST</b> \$ \$<br><b>QUALITY ADJUSTMENT</b> % %<br><b>ADJUSTED BASE COST</b> \$ \$<br><b>(AL) 11 12 13 FINISHED BASEMENT</b><br>x =<br>x =<br><b>(BE) TOTAL</b> \$ \$<br><b>APPLIANCES &amp; MECHANICAL</b><br><b>DOLLAR ADJUSTMENTS</b><br>Area Unit<br>N. Stn./Moss Rock \$<br>Framing Adj. \$<br>Roofing \$<br>Concrete Slab ( ) ( )<br>Carpet ( ) ( )<br><b>(AM) 11 12 13 PORCHES, ETC.</b><br>Area Unit<br>x \$<br>x \$<br>x \$<br><b>CARPORT</b><br><b>(BF) x</b><br><b>(BF) x</b><br><b>GARAGE</b><br><b>(BG) x</b><br><b>(BG) x</b><br><b>OTHER ITEMS</b><br><b>REPLACEMENT COST NEW</b> \$ \$<br><b>ADJUSTED % GOOD</b> % %<br><b>TOTAL R.C.N.L.D.</b> \$ \$ |  |
| <b>(E) FOUNDATION</b><br>A Concrete<br>B Block<br>C Stone<br>D Brick<br>E Piers<br>F Mud Sills<br><b>(F) EXTERIOR W.</b><br>A Fr. Wd. or Sh<br>B Fr. Asbestos<br>C Fr. Stucco<br>D Brick Veneer<br>E Blk. Painted<br>F Blk. Stucco<br>G Brk. on Brk./Blk<br>H Log<br>I Metal<br>J N. Stn./Moss Rk<br>Sq. Ft.  |  | <b>APPLIANCES AND MECHANICAL</b><br><b>(K) APPLIANCES</b> TYP NO. UNIT COST COST<br>A Cooking Top<br>B Wall Oven<br>C Drop-in Range w/Oven<br>D Hood (Standard)<br>E Hood, Custom Str.<br>F Hood, Custom Con.<br>G Electronic Oven<br>H Electric B.B.Q.<br>I Double Oven<br>J Central Vacuum<br>K Intercom., AM-FM<br>L Intercom., AM<br>M Intercom., Remote Sta.<br>Z<br><b>(L) PLUMBING</b><br>A Base<br>B 3 Fixture Bath<br>C 3/4 Bath<br>D 2 Fixture Bath<br>E Lavatory<br>F Water Closet<br>G Bath Tub<br>H Roman Tub<br>I Stall Shower<br>J Stall Shower, w/Door<br>K Kitchen Sink<br>L Water Heater<br>M Laundry Tray<br>N Disposal<br>O Dishwasher<br>P R.I., 3 Fixture Bath<br>Q Separate Stack<br>R Sliding Tub Encl.<br>S Water Softener<br>T Sauna Bath<br>U Bidet<br>Z |  |  |  |  |  |
| <b>(G) WINDOWS</b><br>None  |  | <b>(Z) OTHER ITEMS</b> EST. R.C.N.<br>A Fireplace Wood burning stove 150<br>B Yard Improvements<br>C<br>D<br>E<br>Z<br><b>TOTAL OTHER ITEMS</b> 150   |  | <b>REMARKS</b><br>Porch is made from used & scrap materials<br>7/79 allow 3% Fine Obs for roof pieces<br>6/19/79 in need of rejuvenation<br>More appropriately TYPE 10E (rather than 15T)<br>CB - no windows used materials<br>CC - no finish at all |  |  |  |
| <b>(H) ROOF &amp; RFNG.</b><br>A Flat<br>B Shed<br>C Gable<br>D Hip<br>E Gambrel<br>F Framing Adj.<br>G Asphalt Shgs.<br>H Wood Shk./Shgs.<br>I Conc. Bar Tile<br>J Spanish Tile<br>K Slit/Missn. Tile<br>L Built-Up<br>M Asbestos Shgs.  |  | <b>(M) HEATING &amp; COOLING</b> SQ. FT. UNIT<br>A Forced Air<br>B Gravity<br>C Hot Wtr. or Steam<br>D Bsmt. Hot Wtr. Heat<br>E Electric<br>F Wall or Floor Furnace<br>G Air Cond. (In Ht. Ducts)<br>H Air Cond. (w/Own Ducts)<br>I Evaporative Coolers<br>J Electronic Air Cleaners<br>K Humidifiers<br>L Elect. Wall Ht.-750W<br>M Elect. Wall Ht.-1500W<br>N Attic Ex. Fan (w/Timer)<br>O Thru-Wall Air Cond.<br>Z   |  | <b>QUALITY ADJUSTMENT</b><br>(At Time of Construction) - +<br>(CA) Design (Maximum 2%)<br>(CB) Exterior (Maximum 3%) -3<br>(CC) Interior (Maximum 1%) -7<br>(CD) NET VARIANCE (From Type) -10<br>+ 100 %<br><b>TOTAL QUALITY ADJUSTMENT</b> 100 %    |  |  |  |
| <b>(I) INTERIOR FIN.</b><br>A Unfinished<br>B Plastered<br>C Drywall<br>D Wallboard<br>E Plywood<br>F Hardwood Panl.  |  | <b>DEPRECIATION</b><br>Year of Appraisal 19 19<br>By MC<br>(DA) Year Built 1962<br>(DB) Year Remodeled<br>(DC) % Remodeled<br>(DD) Adjusted Year Built<br>Normal % Good<br>(DE) Condition For Age 40 87<br>(DF) Functional Obsolescence<br>(DG) Economic Obsolescence   |  | <b>FLOORS &amp; FLRG.</b><br>A Wood Joists<br>B Subfloor<br>C Softwood Flrg.<br>D Hardwood Flrg.<br>E Resilient Flrg.<br>F Ceramic Tile<br>G Conc. Slab<br>H Carpet<br>Sq. Ft.   |  |  |  |
| <b>J</b>  |  | <b>TOTAL APPLIANCES &amp; MECHANICAL</b> \$   |  | <b>TOTAL R.C.N.L.D.</b> \$   |  |  |  |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0607289**

Address: **13536 GOLD HILL RD UNINCORPORATED, 80302**

Parcel: **145917000018**

Location: **T1N - R72 W - S17 : TR, NBR 940 GOLD HILL AREA**

Records:

Documents:

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1975/2009       | Not Applicable                           | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1788 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 634 sq. ft.                 |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0031722**

Address: **0 GOLD LAKE RD UNINCORPORATED, 80455**

Parcel: **145907000002**

Location: **T1N - R72 W - S07 : TR, NBR 930 WARD AREA**

Records: Building Lot Determination (BLD-12-0097)

Documents: [BLOT Letter and Materials \(BLD-12-0097\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1974/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 360 sq. ft.                 |





RESIDENTIAL PROPERTY APPRAISAL RECORD

8-16-11  
Jm

(VAA)

(AA) PARCEL NO.

#31722

(AB) SCHEDULE NO.

#031722

(DAF) TAX AREA

07-1N-72 9114 0031722 0267 0000 00 0 00 000 15F 1

POLAR STAR LODGE 13308 WARD  
4.36 AC

STOWALL MICHAEL J & NANCY S

845 12TH  
BOULDER

CO 80302

000 0000 00000

78 750 710 1460 2500 2367 4867  
79 750 1410 2160 2500 4700 7200

1112 1217

11.40 - 12.40 in

00-00  
00-00

(DAB) (DAI)  
SEC. MAP NO.

(HAI) (HAB)  
TYPE DOC.  
INSTR. FEE



| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                 | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                 |                      |                              |                    |                             |                                   |                           | INCOME APPROACH |                       |               |                |                 |
|-------------------------------------|-----------------|--|-----------------|----------------------|------------------------------|--------------------|-----------------------------|-----------------------------------|---------------------------|-----------------|-----------------------|---------------|----------------|-----------------|
| (DAH) ZONING                        | (JAA) USE       | (WAA) DATE                               | (WAB) APPRAISER | CONFIRMED SALE PRICE | (IAA) OCCUPANCY OWNER/TENANT | (IAB) MONTHLY RENT | (IAC) FURNISHED UNFURNISHED | (IAD) EST. ECONOMIC RENT (UNFUR.) | (WAE) EST. PROPERTY VALUE | DATE            | GROSS RENT MULTIPLIER | ECONOMIC RENT | DATA REFERENCE | INDICATED VALUE |
| IMPROVEMENTS                        |                 |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBA                                 | Paved Street    |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBB                                 | Graveled Street |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBC                                 | Unimproved      |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBD                                 | Sidewalk        |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBE                                 | Curb & Gutter   |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBF                                 | Street Lights   |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JBG                                 | Alley           |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| UTILITIES                           |                 |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JCA                                 | Public Water    |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JCB                                 | Well Water      |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JCC                                 | Public Sewer    |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JCD                                 | Septic System   |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JCE                                 | Natural Gas     |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JCF                                 | Electricity     |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| TOPOGRAPHY                          |                 |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDA                                 | Level           |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDB                                 | High            |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDC                                 | Steep           |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDD                                 | Low             |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDE                                 | Sloping         |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDF                                 | Hilly           |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDG                                 | Rock            |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JDH                                 | Retaining Wall  |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| SHAPE, ETC.                         |                 |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JEA                                 | Representative  |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JEB                                 | Irregular       |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JEC                                 | Cul-De-Sac      |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JED                                 | Corner          |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JEE                                 | View            |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |
| JEF                                 | Non-St. Front   |  |                 |                      |                              |                    |                             |                                   |                           |                 |                       |               |                |                 |



NS31722

mb 91

# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL

| (AA) TYPE NO. 10A  |  | (AN) DESIGN 1 STORY               |                        | (AV) APPRAISED BY: BL               | (AW) DATE: 6-11-74 | (AZ) CARD OF CARDS                   |  |
|--|--|-----------------------------------|------------------------|-------------------------------------|--------------------|--------------------------------------|--|
| <b>COST TABLE REFERENCES</b>   |  |                                   |                        | YEAR BUILT 1974                     |                    | Scale " = "                          |  |
| (AB) FIRST STORY M <input type="checkbox"/> F <input checked="" type="checkbox"/>                    |  |                                   |                        | ADJUSTED YEAR                       |                    | (AX) Date: 2-13-75                   |  |
| (AC) BASEMENT Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input type="checkbox"/> |  |                                   |                        | (AO) ROOMS                          |                    | Computed by: MB                      |  |
| (AD) ABOVE FIRST M <input type="checkbox"/> F <input type="checkbox"/>                               |  |                                   |                        | (AP) BEDROOMS                       |                    | (AY) Reviewed by:                    |  |
| (AE) CARPORT 11 12 13  |  |                                   |                        | (AQ) BATHS                          |                    | FIRST FLOOR                          |  |
| (AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/>                       |  |                                   |                        | FIRST FLOOR FIN. AREA 360           |                    | 15 x 24 = 360                        |  |
| (AG) GARAGE 11 12 13   |  |                                   |                        | ABOVE FIRST FIN. AREA               |                    | x =                                  |  |
| (AH) GARAGE WALL M <input type="checkbox"/> F <input type="checkbox"/>                               |  |                                   |                        | BASEMENT FIN. AREA                  |                    | x =                                  |  |
| (AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsm. <input type="checkbox"/>       |  |                                   |                        | TOTAL FINISHED AREA 360             |                    | x =                                  |  |
|  |  |                                   |                        | R.C.N./SQ. FT. FIN. AREA \$ 6.53    |                    | (BA) TOTAL 360 \$ \$ 2200            |  |
|  |  |                                   |                        | R.C.N.LD./SQ. FT. FIN. AREA \$ 6.53 |                    |                                      |  |
| (E) FOUNDATION   |  | APPLIANCES AND MECHANICAL 1975 19 |                        |                                     |                    | SECOND FLOOR AND ABOVE               |  |
| A Concrete   |  | (K) APPLIANCES                    | TYP NO. UNIT COST COST |                                     |                    | x =                                  |  |
| B Block  |  | A Cooking Top                     |                        |                                     |                    | x =                                  |  |
| C Stone  |  | B Wall Oven                       |                        |                                     |                    | x =                                  |  |
| D Brick  |  | C Drop-in Range w/Oven            |                        |                                     |                    | (BB) TOTAL \$                        |  |
| E Piers  |  | D Hood (Standard)                 |                        |                                     |                    | (AJ) 11 12 13 HALF STORY/FIN. ATTIC  |  |
| F Mud Sills  |  | E Hood, Custom Str.               |                        |                                     |                    | x =                                  |  |
| LOG  |  | F Hood, Custom Con.               |                        |                                     |                    | x =                                  |  |
| (F) EXTERIOR W.  |  | G Electronic Oven                 |                        |                                     |                    | (BC) TOTAL \$                        |  |
| A Fr. Wd. or Sh  |  | H Electric B. B. Q.               |                        |                                     |                    | (AK) 11 12 13 PARTIAL BSMT. (UNFIN.) |  |
| B Fr. Asbestos   |  | I Double Oven                     |                        |                                     |                    | x =                                  |  |
| C Fr. Stucco   |  | J Central Vacuum                  |                        |                                     |                    | x =                                  |  |
| D Brick Veneer   |  | K Intercom., AM-FM                |                        |                                     |                    | (BD) TOTAL \$                        |  |
| E Blk. Painted   |  | L Intercom., AM                   |                        |                                     |                    | TOTAL BASE COST \$ 2200              |  |
| F Blk. Stucco  |  | M Intercom., Remote Sta.          |                        |                                     |                    | QUALITY ADJUSTMENT %                 |  |
| G Brk. on Brk./Blk   |  | Z                                 |                        |                                     |                    | ADJUSTED BASE COST \$                |  |
| H Log  |  | (L) PLUMBING                      |                        |                                     |                    | (AL) 11 12 13 FINISHED BASEMENT      |  |
| I Metal  |  | A Base                            |                        |                                     |                    | x =                                  |  |
| J N.Stn./Moss Rk.  |  | B 3 Fixture Bath                  |                        |                                     |                    | (BE) TOTAL \$                        |  |
| Sq. Ft.  |  | C 3/4 Bath                        |                        |                                     |                    | APPLIANCES & MECHANICAL              |  |
|  |  | D 2 Fixture Bath                  |                        |                                     |                    | DOLLAR ADJUSTMENTS                   |  |
| (G) WINDOWS  |  | E Lavatory                        |                        |                                     |                    | Area Unit                            |  |
|  |  | F Water Closet                    |                        |                                     |                    | N. Stn./Moss Rock \$                 |  |
|  |  | G Bath Tub                        |                        |                                     |                    | Framing Adj.                         |  |
| (H) ROOF & RFNG.   |  | H Roman Tub                       |                        |                                     |                    | Roofing                              |  |
| A Flat   |  | I Stall Shower                    |                        |                                     |                    | Concrete Slab ( ) ( )                |  |
| B Shed   |  | J Stall Shower, w/Door            |                        |                                     |                    | Carpet ( ) ( )                       |  |
| C Gable  |  | K Kitchen Sink                    |                        |                                     |                    | (AM) 11 12 13 PORCHES, ETC.          |  |
| D Hip  |  | L Water Heater                    |                        |                                     |                    | Area Unit                            |  |
| E Gambrel  |  | M Laundry Tray                    |                        |                                     |                    | x \$                                 |  |
| F Framing Adj.   |  | N Disposal                        |                        |                                     |                    | x                                    |  |
| G Asphalt Shgs.  |  | O Dishwasher                      |                        |                                     |                    | x                                    |  |
| H Wood Shk./Shgs.  |  | P R. I., 3 Fixture Bath           |                        |                                     |                    | CARPORT                              |  |
| I Conc. Bar Tile   |  | Q Separate Stock                  |                        |                                     |                    | (BF) x                               |  |
| J Spanish Tile   |  | R Sliding Tub Encl.               |                        |                                     |                    | (BF) x                               |  |
| K Sit./Missn. Tile   |  | S Water Softener                  |                        |                                     |                    | GARAGE                               |  |
| L Built-Up   |  | T Sauna Bath                      |                        |                                     |                    | (BG) x                               |  |
| M Asbestos Shgs.   |  | U Bidet                           |                        |                                     |                    | (BG) x                               |  |
| ROLL   |  | Z                                 |                        |                                     |                    | OTHER ITEMS 150                      |  |
| (I) INTERIOR FIN.  |  | (M) HEATING & COOLING             | SQ. FT. UNIT           |                                     |                    | REPLACEMENT COST NEW \$ 2350         |  |
| A Unfinished   |  | A Forced Air                      |                        |                                     |                    | ADJUSTED % GOOD %                    |  |
| B Plastered  |  | B Gravity                         |                        |                                     |                    | TOTAL R.C.N.L.D. \$ 2350             |  |
| C Drywall  |  | C Hot Wtr. or Steam               |                        |                                     |                    |                                      |  |
| D Wallboard  |  | D Bsm. Hot Wtr. Heat              |                        |                                     |                    |                                      |  |
| E Plywood  |  | E Electric                        |                        |                                     |                    |                                      |  |
| F Hardwood Panl.   |  | F Wall or Floor Furnace           |                        |                                     |                    |                                      |  |
|  |  | G Air Cond. (In Ht. Ducts)        |                        |                                     |                    |                                      |  |
| (J) FLOORS & FLRG.   |  | H Air Cond. (w/Own Ducts)         |                        |                                     |                    |                                      |  |
| A Wood Joists  |  | I Evaporative Coolers             |                        |                                     |                    |                                      |  |
| B Subfloor   |  |                                   | NO. UNIT               |                                     |                    |                                      |  |
| C Softwood Flrg.   |  | J Electronic Air Cleaners         |                        |                                     |                    |                                      |  |
| D Hardwood Flrg.   |  | K Humidifiers                     |                        |                                     |                    |                                      |  |
| E Resilient Flrg.  |  | L Elect. Wall Ht.-750W            |                        |                                     |                    |                                      |  |
| F Ceramic Tile   |  | M Elect. Wall Ht.-1500W           |                        |                                     |                    |                                      |  |
| I Conc. Slab   |  | N Attic Ex. Fan (w/Timer)         |                        |                                     |                    |                                      |  |
| Sq. Ft.  |  | O Thru-Wall Air Cond.             |                        |                                     |                    |                                      |  |
| J Carpet   |  | Z                                 |                        |                                     |                    |                                      |  |
| Sq. Ft.  |  | TOTAL APPLIANCES & MECHANICAL     |                        |                                     |                    |                                      |  |

(Z) OTHER ITEMS

A Fireplace

B Yard Improvements

C STORE

D POOR CONSTRUCTION

E

Z

TOTAL OTHER ITEMS

REMARKS

3 AUG 79 - TRASHED!

QUALITY ADJUSTMENT

(At Time of Construction) -- +

(CA) Design (Maximum 2%)

(CB) Exterior (Maximum 3%)

(CC) Interior (Maximum 1%)

(CD) NET VARIANCE (From Type)

+ 100 %

TOTAL QUALITY ADJUSTMENT

DEPRECIATION

Year of Appraisal

By BL

(DA) Year Built 1974

(DB) Year Remodeled 74

(DC) % Remodeled

(DD) Adjusted Year Built

Normal % Good 100

(DE) Condition For Age

(DF) Functional Obsolescence .90

(DG) Economic Obsolescence





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030375**

**Address: 118 GRIZZLY DR UNINCORPORATED, 80481**

**Parcel: 132122002002**

**Location: T2N - R72 W - S22 : MATTOONS HIGHLANDS - MT**

**Records:** New Residence (BP-72-16257)  
Residential Remodel (BP-90-0669)  
Zoning Enforcement (ZON-16-0235)

**Documents:** [NOV letter 4/26/17 \(ZON-16-0235\)](#)  
[Site Photos \(ZON-16-0235\)](#)  
[Site Photos \(ZON-16-0235\)](#)  
[Site Photos \(ZON-16-0235\)](#)  
[Site Photos \(ZON-16-0235\)](#)  
[Site Photos \(ZON-16-0235\)](#)  
[Site Photos \(ZON-16-0235\)](#)

| Style                   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------------|-----------------|--|-----------------------------|
| Building: 1 2 - 3 STORY | 1973/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 784 sq. ft.                 |
|                         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 336 sq. ft.                 |
|                         |                 | DECK AREA                                | 278 sq. ft.                 |
| EQUIPMENT<br>(SHOP)     |                 | Wood or Steel<br>Studs in                |                             |
| Building: 2 BUILDING    | 1973/None       | Bearing Walls                            | SINGLE FAM RES IMPROVEMENTS |





(AB) SCHEDULE NO.

(DAF) TAX AREA 0260 NIT

1977



Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 191 of 488



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL

(AZ) CARD 1 OF 7 CARDS

|  |  |  |  |
|--|--|--|--|
| <b>(AA) TYPE NO.</b> 12F   |  | <b>(AN) DESIGN</b> 2 STORY                   |  |
| <b>COST TABLE REFERENCES</b>   |  | <b>YEAR BUILT</b> 72-3                       |  |
| <b>(AB) FIRST STORY</b> M <input type="checkbox"/> F <input checked="" type="checkbox"/>                               |  | <b>ADJUSTED YEAR</b> 4                       |  |
| <b>(AC) BASEMENT</b> Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input checked="" type="checkbox"/> |  | <b>(AO) ROOMS</b> 4                          |  |
| <b>(AD) ABOVE FIRST</b> M <input type="checkbox"/> F <input checked="" type="checkbox"/>                               |  | <b>(AP) BEDROOMS</b> 2                       |  |
| <b>(AE) CARPORT</b> 11 12 13   |  | <b>(AQ) BATHS</b> 1                          |  |
| <b>(AF) CARPORT ROOF</b> Pitch <input type="checkbox"/> Flat <input type="checkbox"/>                                  |  | <b>FIRST FLOOR FIN. AREA</b> 784             |  |
| <b>(AG) GARAGE</b> 11 12 13  |  | <b>ABOVE FIRST FIN. AREA</b> 320             |  |
| <b>(AH) GARAGE WALL</b> M <input type="checkbox"/> F <input type="checkbox"/>  |  | <b>BASEMENT FIN. AREA</b> 0                  |  |
| <b>(AI)</b> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsm. <input type="checkbox"/>                  |  | <b>TOTAL FINISHED AREA</b> 1104              |  |
|  |  | <b>R.C.N./SQ. FT. FIN. AREA</b> \$ 13.04     |  |
|  |  | <b>R.C.N.L.D./SQ. FT. FIN. AREA</b> \$ 13.04 |  |

|   |                               |  |                           |
|---|-------------------------------|--|---------------------------|
| <b>(E) FOUNDATION</b>                                 |                               | <b>APPLIANCES AND MECHANICAL</b> 1974 19 |                           |
| <b>A</b> Concrete <input checked="" type="checkbox"/> | <b>(K) APPLIANCES</b>         | <b>TYP</b>                               | <b>NO. UNIT COST COST</b> |
| <b>B</b> Block <input type="checkbox"/>               | <b>A</b> Cooking Top          |  |                           |
| <b>C</b> Stone <input type="checkbox"/>               | <b>B</b> Wall Oven            |  |                           |
| <b>D</b> Brick <input type="checkbox"/>               | <b>C</b> Drop-in Range w/Oven |  |                           |
| <b>E</b> Piers <input type="checkbox"/>               | <b>D</b> Hood (Standard)      |  |                           |
| <b>F</b> Mud Sills <input type="checkbox"/>           | <b>E</b> Hood, Custom Str.    |  |                           |
|   | <b>F</b> Hood, Custom Con.    |  |                           |

|   |                                 |                     |      |
|---|---------------------------------|---------------------|------|
| <b>(F) EXTERIOR W.</b>                                      |                                 | <b>(L) PLUMBING</b> |      |
| <b>A</b> Fr. Wd. or Sh. <input checked="" type="checkbox"/> | <b>H</b> Electric B.B.Q.        |                     |      |
| <b>B</b> Fr. Asbestos <input type="checkbox"/>              | <b>I</b> Double Oven            |                     |      |
| <b>C</b> Fr. Stucco <input type="checkbox"/>                | <b>J</b> Central Vacuum         |                     |      |
| <b>D</b> Brick Veneer <input type="checkbox"/>              | <b>K</b> Intercom., AM-FM       |                     |      |
| <b>E</b> Blk. Painted <input type="checkbox"/>              | <b>L</b> Intercom., AM          |                     |      |
| <b>F</b> Blk. Stucco <input type="checkbox"/>               | <b>M</b> Intercom., Remote Sta. |                     |      |
| <b>G</b> Brk. on Brk./Blk <input type="checkbox"/>          | <b>Z</b>                        |                     |      |
| <b>H</b> Log <input type="checkbox"/>                       |                                 |                     |      |
| <b>I</b> Metal <input type="checkbox"/>                     | <b>A</b> Base                   | 12                  | 1280 |
| <b>J</b> N.Stn./Moss Rk. <input type="checkbox"/>           | <b>B</b> 3 Fixture Bath         |                     |      |
| <b>Sq. Ft.</b>  | <b>C</b> 3/4 Bath               |                     |      |
|   | <b>D</b> 2 Fixture Bath         |                     |      |
|   | <b>E</b> Lavatory               |                     |      |
|   | <b>F</b> Water Closet           |                     |      |
|   | <b>G</b> Bath Tub               |                     |      |

|                    |  |
|--------------------|--|
| <b>(G) WINDOWS</b> |  |
| WOOD X             |  |

|  |                               |
|--|-------------------------------|
| <b>(H) ROOF &amp; RFNG.</b>                                |                               |
| <b>A</b> Flat <input type="checkbox"/>                     | <b>H</b> Roman Tub            |
| <b>B</b> Shed <input type="checkbox"/>                     | <b>I</b> Stall Shower         |
| <b>C</b> Gable <input checked="" type="checkbox"/>         | <b>J</b> Stall Shower, w/Door |
| <b>D</b> Hip <input type="checkbox"/>                      | <b>K</b> Kitchen Sink         |
| <b>E</b> Gambrel <input type="checkbox"/>                  | <b>L</b> Water Heater         |
| <b>F</b> Framing Adj. <input type="checkbox"/>             | <b>M</b> Laundry Tray         |
| <b>G</b> Asphalt Shgs. <input checked="" type="checkbox"/> | <b>N</b> Disposal             |
| <b>H</b> Wood Shk./Shgs. <input type="checkbox"/>          | <b>O</b> Dishwasher           |
| <b>I</b> Conc. Bar Tile <input type="checkbox"/>           | <b>P</b> R.I., 3 Fixture Bath |
| <b>J</b> Spanish Tile <input type="checkbox"/>             | <b>Q</b> Separate Stack       |
| <b>K</b> Slt./Missn. Tile <input type="checkbox"/>         | <b>R</b> Sliding Tub Encl.    |
| <b>L</b> Built-Up <input type="checkbox"/>                 | <b>S</b> Water Softener       |
| <b>M</b> Asbestos Shgs. <input type="checkbox"/>           | <b>T</b> Sauna Bath           |
|  | <b>U</b> Bidet                |
|  | <b>Z</b>                      |

|  |                                   |                                  |  |                     |
|--|-----------------------------------|----------------------------------|--|---------------------|
| <b>(I) INTERIOR FIN.</b>                             |                                   | <b>(M) HEATING &amp; COOLING</b> |  | <b>SQ. FT. UNIT</b> |
| <b>A</b> Unfinished <input type="checkbox"/>         | <b>A</b> Forced Air               |                                  |  |                     |
| <b>B</b> Plastered <input type="checkbox"/>          | <b>B</b> Gravity                  |                                  |  |                     |
| <b>C</b> Drywall <input checked="" type="checkbox"/> | <b>C</b> Hot Wtr. or Steam        |                                  |  |                     |
| <b>D</b> Wallboard <input type="checkbox"/>          | <b>D</b> Bsm. Hot Wtr. Heat       |                                  |  |                     |
| <b>E</b> Plywood <input type="checkbox"/>            | <b>E</b> Electric                 |                                  |  |                     |
| <b>F</b> Hardwood Panl. <input type="checkbox"/>     | <b>F</b> Wall or Fibor Furnace    |                                  |  |                     |
|  | <b>G</b> Air Cond. (In Ht. Ducts) |                                  |  |                     |
|  | <b>H</b> Air Cond. (w/Own Ducts)  |                                  |  |                     |
|  | <b>I</b> Evaporative Coolers      |                                  |  |                     |

|  |                                  |                 |  |
|--|----------------------------------|-----------------|--|
| <b>(J) FLOORS &amp; FLRG.</b>                            |                                  | <b>NO. UNIT</b> |  |
| <b>A</b> Wood Joists <input checked="" type="checkbox"/> | <b>J</b> Electronic Air Cleaners |                 |  |
| <b>B</b> Subfloor <input type="checkbox"/>               | <b>K</b> Humidifiers             |                 |  |
| <b>C</b> Softwood Flrg. <input type="checkbox"/>         | <b>L</b> Elect. Wall Ht.-750W    |                 |  |
| <b>D</b> Hardwood Flrg. <input type="checkbox"/>         | <b>M</b> Elect. Wall Ht.-1500W   |                 |  |
| <b>E</b> Resilient Flrg. <input type="checkbox"/>        | <b>N</b> Attic Ex. Fan (w/Timer) |                 |  |
| <b>F</b> Ceramic Tile <input type="checkbox"/>           | <b>O</b> Thru-Wall Air Cond.     |                 |  |
| <b>I</b> Conc. Slab <input type="checkbox"/>             | <b>Z</b>                         |                 |  |
| <b>Sq. Ft.</b>   |                                  |                 |  |
| <b>J</b> Carpet <input type="checkbox"/>                 |                                  |                 |  |
| <b>Sq. Ft.</b>   |                                  |                 |  |
| <b>TOTAL APPLIANCES &amp; MECHANICAL</b>                 |                                  |                 |  |

|                                |                          |
|--------------------------------|--------------------------|
| <b>(AV) APPRAISED BY:</b> D.G. | <b>(AW) DATE:</b> 6/6/73 |
| T. DONAHUE 3/13/80             |                          |
| Scale 1" = 20'                 |                          |

SEE APPEX  
DRAWING  
4/3/99 DZM

|                            |            |                    |
|----------------------------|------------|--------------------|
| <b>(Z) OTHER ITEMS</b>     |            | <b>EST. R.C.N.</b> |
| <b>A</b> Fireplace         | 2 STORY    | 21200              |
| <b>B</b> Yard Improvements | Loft @ 200 | 288                |
| <b>C</b>                   |            |                    |
| <b>D</b>                   |            |                    |
| <b>E</b>                   |            |                    |
| <b>Z</b>                   |            |                    |
| <b>TOTAL OTHER ITEMS</b>   |            |                    |

|                    |  |
|--------------------|--|
| <b>REMARKS</b>     |  |
| SIGHT APPRAISAL    |  |
| NO changes 3-13-80 |  |

|                                 |       |                              |         |
|---------------------------------|-------|------------------------------|---------|
| <b>QUALITY ADJUSTMENT</b>       |       | <b>DEPRECIATION</b>          |         |
| (At Time of Construction)       | - +   | Year of Appraisal            | 1973 19 |
| (CA) Design (Maximum 2%)        | 1     | By                           | D.G.    |
| (CB) Exterior (Maximum 3%)      | 2     | (DA) Year Built              | 1973    |
| (CC) Interior (Maximum 11%)     | 3     | (DB) Year Remodeled          |         |
| (CD) NET VARIANCE (From Type)   | +6    | (DC) % Remodeled             |         |
|                                 | +100% | (DD) Adjusted Year Built     |         |
|                                 |       | Normal % Good                | 100%    |
|                                 |       | (DE) Condition For Age       |         |
|                                 |       | (DF) Functional Obsolescence |         |
|                                 |       | (DG) Economic Obsolescence   |         |
| <b>TOTAL QUALITY ADJUSTMENT</b> |       | <b>ADJUSTED % GOOD</b>       |         |

|   |                  |
|---|------------------|
| <b>(AX) Date:</b> 6-25-73                   |                  |
| <b>Computed by:</b> Rende                   |                  |
| <b>(AY) Reviewed by:</b>                    |                  |
| <b>FIRST FLOOR</b>                          |                  |
| 28 x 28 = 784                               | 1974 19          |
| x =   |                  |
| x =   |                  |
| x =   |                  |
| x =   |                  |
| <b>(BA) TOTAL</b> 784 @ \$ 10.95            | \$ 8585          |
| <b>SECOND FLOOR AND ABOVE</b>               |                  |
| 28 x 28 = 320                               |                  |
| x =   |                  |
| x =   |                  |
| <b>(BB) TOTAL</b> 320 @ \$ 6.55             | 2096             |
| <b>(AJ) 11 12 13 HALF STORY/FIN. ATTIC</b>  |                  |
| x =   |                  |
| x =   |                  |
| <b>(BC) TOTAL</b> @ \$                      |                  |
| <b>(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)</b> |                  |
| x =   |                  |
| x =   |                  |
| <b>(BD) TOTAL</b> @ \$                      |                  |
| <b>TOTAL BASE COST</b> \$ 10681             |                  |
| <b>QUALITY ADJUSTMENT</b> 106 %             |                  |
| <b>ADJUSTED BASE COST</b> \$ 11,322         |                  |
| <b>(AL) 11 12 13 FINISHED BASEMENT</b>      |                  |
| x =   |                  |
| x =   |                  |
| <b>(BE) TOTAL</b> @ \$                      |                  |
| <b>APPLIANCES &amp; MECHANICAL</b> 1280     |                  |
| <b>DOLLAR ADJUSTMENTS</b>                   |                  |
| N. Stn./Moss Rock                           | Area Unit        |
| Framing Adj.                                |                  |
| Roofing                                     |                  |
| Concrete Slab                               | ( ) ( )          |
| Carpet                                      | ( ) ( )          |
| <b>(AM) 11 12 13 PORCHES, ETC.</b>          |                  |
| Area Unit                                   |                  |
| WB 10 x 28                                  | 280 @ \$ 320 896 |
| x =   |                  |
| x =   |                  |
| <b>CARPORT</b>                              |                  |
| (BF) x                                      |                  |
| (BF) x                                      |                  |
| <b>GARAGE</b>                               |                  |
| (BG) x                                      |                  |
| (BG) x                                      |                  |
| <b>OTHER ITEMS</b> 900                      |                  |
| <b>REPLACEMENT COST NEW</b> \$ 14,398       |                  |
| <b>ADJUSTED % GOOD</b> %                    |                  |
| <b>TOTAL R.C.N.L.D.</b> \$ 14,398           |                  |





# SKETCH/AREA TABLE ADDENDUM

S-T-R 21-2N-72

I.D. # 0030375

SUBJECT

PROP ADDRESS 118 GRIZZLY DRIVE

CITY JAMESTOWN

STATE CO

ZIP

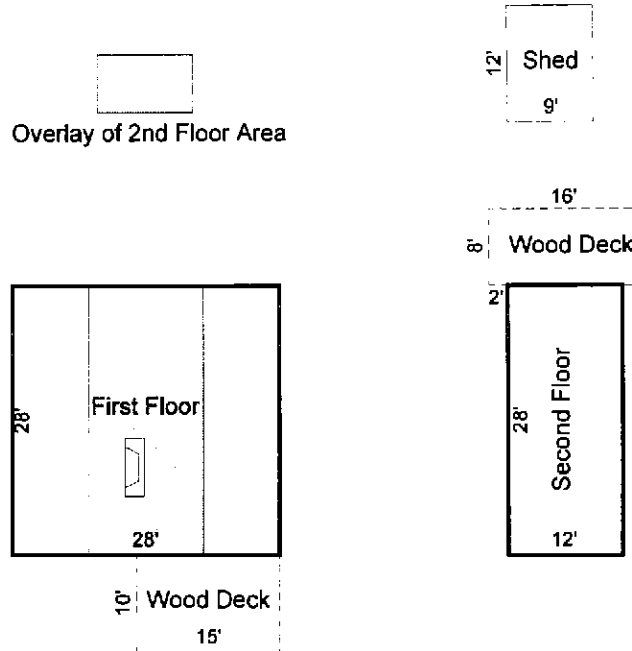
APPRAISER DICK MULVEY

OFFICE BOULDER COUNTY ASSESSOR

DEPARTMENT RESIDENTIAL

APPR ADDRESS PO BOX 471, BOULDER, CO 80306

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Area | Name of Area | Factor | Size | Perimeter | Totals |
|------|--------------|--------|------|-----------|--------|
| GLA1 | First Floor  | 1.00   | 784  | 112       | 784    |
| GLA2 | Second Floor | 1.00   | 336  | 80        | 336    |
| WD   | Wood Deck    | 1.00   | 128  | 48        |        |
|      | Wood Deck    | 1.00   | 150  | 50        | 278    |
| SHED | Shed         | 1.00   | 108  | 42        | 108    |

## LEGAL DESCRIPTION

LOT 11 MATOONS HIGHLANDS

APPRAISER

DZM

DATE OF VISIT

9/3/99

TOTAL LIVABLE (rounded)

1120





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025720

Address: **1648 GROSS DAM RD UNINCORPORATED, 80403**

Parcel: **157933000012**

Location: **T1S - R71 W - S33 : TR, NBR 910 WALKER RANCH AREA**

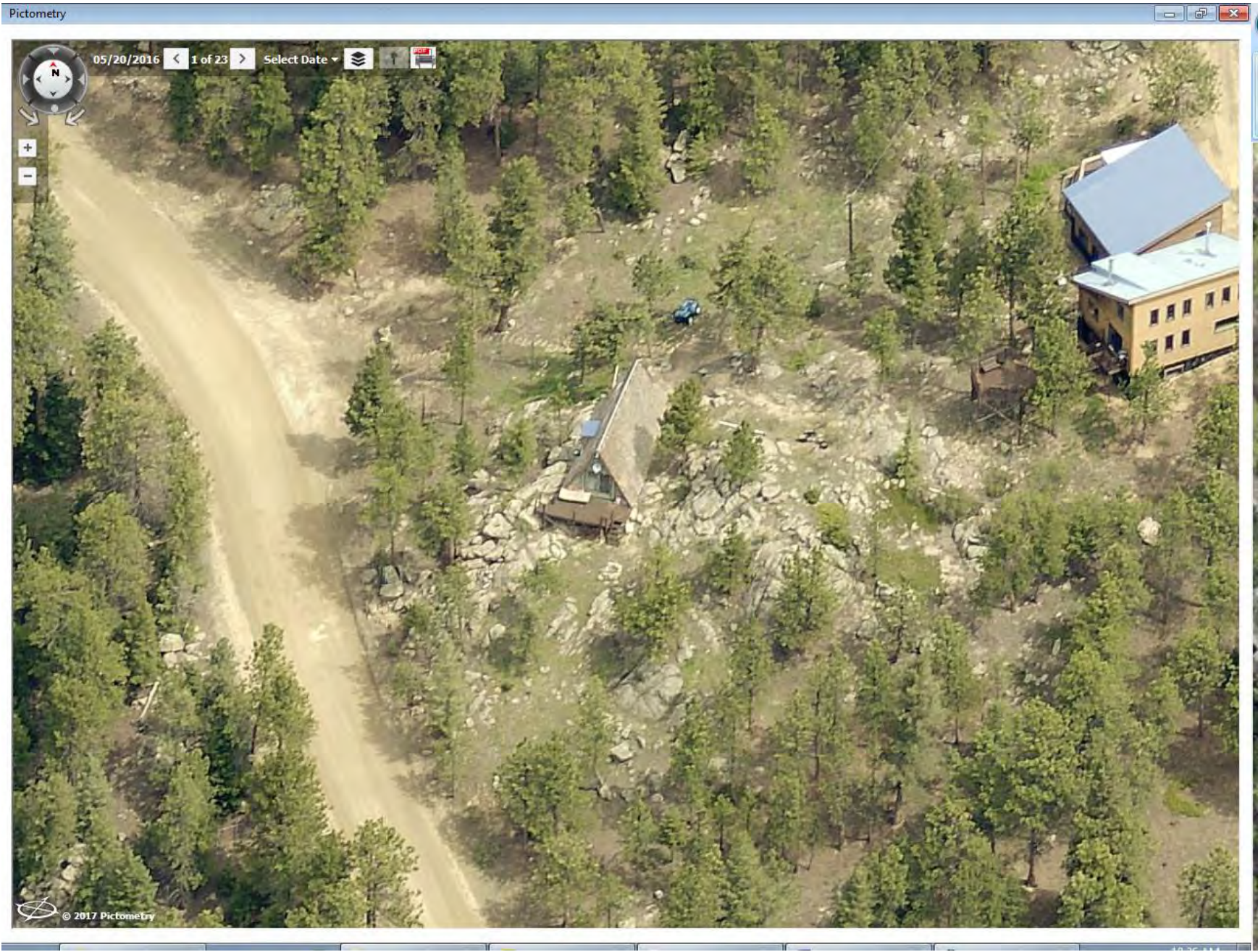
Records: New Residence (BP-62-6190)  
New Residence (BP-85-0068)  
Residential Accessory Building (BP-04-0507)  
Building Lot Determination (BLD-04-036)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 2 A-FRAME                      | 1965/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 512 sq. ft.                 |
| DECK AREA                                |                 |                   | 128 sq. ft.                 |









33  
28-15-71

ID# 25720 1/2

1648 GROSS DAM RD

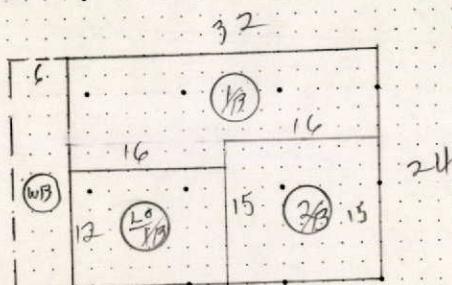
Pt. 45.4R 119

2ac m/2

Rm 4  
Bed 2  
Bath 2

5070-87

view + +



$$B = 1st = 32 \times 24 = 768$$

$$2nd = 16 \times 15 = 240$$

$$LO = 16 \times 12 = 192$$

$$WB = 24 \times 6 = 144$$



APPRAISER BAR

DATE 1/29/87

QUALITY ADJUSTMENTS:

CA-DESIGN \_\_\_\_\_

CB-EXTERIOR \_\_\_\_\_

CC-INTERIOR \_\_\_\_\_

DEPRECIATION:

PHYSICAL \_\_\_\_\_

FUNCTIONAL \_\_\_\_\_

ECONOMIC \_\_\_\_\_

REMARKS: MEASURED + PHOTOGRAPHED

3/23/89 SDP 10070 FOR 89











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025241**

**Address: 1815 GROSS DAM RD UNINCORPORATED, 80403**

**Parcel: 157933000003**

**Location: T1S - R71 W - S33 : TR, NBR 910 WALKER RANCH AREA**

**Records:** New Residence (BP-81-0799)  
Subdivision Exemption (SE-77-016)  
Residential Addition (BP-81-1212)  
Residential Addition (BP-06-1035)  
Electrical Service Change (BP-07-1829)  
Residential Remodel (BP-09-1119)

**Documents:** [No Description \(SE-77-016\)](#)  
[No Description \(SE-77-016\)](#)  
[PH Demo/Renovation Information \(BP-09-1119\)](#)  
[Public Health Comments \(BP-09-1119\)](#)  
[BUILDING PERMIT \(BP-09-1119\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1981/2006       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1491 sq. ft.                |
|                     |                 | WALK-OUT BASEMENT FINISHED AREA          | 1491 sq. ft.                |
|                     |                 | DECK AREA                                | 640 sq. ft.                 |
|                     |                 | PATIO AREA                               | 72 sq. ft.                  |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030436**

**Address: 247 HARD WAY UNINCORPORATED, 80481**

**Parcel: 132133000036**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

**Records: New Residence (BP-64-7581)  
Research (RES-11-0093)**

**Documents:** [6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1965/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 668 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 280 sq. ft.                 |
|                     |                 | DECK AREA                                     | 93 sq. ft.                  |
|                     |                 | ENCLOSED PORCH AREA                           | 195 sq. ft.                 |
|                     |                 | PORCH AREA                                    | 220 sq. ft.                 |





## RESIDENTIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN

(AA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TAX AREA

33-2N-72 8084 0030436 0267 0000 00 0 00 000 15F 1  
TR 3772 33-2N-72 1 AC

WENDLING DONALD A &amp; NEVYLEN M

934 DANNY'S CT  
LONGMONT CO 80501 000 0000 00000

|           |     |        |      |                   |       |       |
|-----------|-----|--------|------|-------------------|-------|-------|
| 78        | 450 | 1150   | 1600 | 1500              | 3833  | 5333  |
| 79        | 450 | <2600> | 3050 | 1500              | 8667  | 10167 |
|           |     |        |      | 070044 06-73      | 11500 |       |
|           |     |        |      | 228472 06-77 WJ S | 15400 |       |
| 1112 1217 |     |        |      |                   |       |       |

located near James Ck. in 33-2N-72

LAND ATTRIBUTES  
SUBJECT PROPERTY

(DAH) ZONING

(JAA) USE

## IMPROVEMENTS

|     |                 |  |
|-----|-----------------|--|
| JBA | Paved Street    |  |
| JBB | Graveled Street |  |
| JBC | Unimproved      |  |
| JBD | Sidewalk        |  |
| JBE | Curb & Gutter   |  |
| JBF | Street Lights   |  |
| JBG | Alley           |  |

## UTILITIES

|     |               |  |
|-----|---------------|--|
| JCA | Public Water  |  |
| JCB | Well Water    |  |
| JCC | Public Sewer  |  |
| JCD | Septic System |  |
| JCE | Natural Gas   |  |
| JCF | Electricity   |  |

## TOPOGRAPHY

|     |                |  |
|-----|----------------|--|
| JDA | Level          |  |
| JDB | High           |  |
| JDC | Steep          |  |
| JDD | Low            |  |
| JDE | Sloping        |  |
| JDF | Hilly          |  |
| JDG | Rock           |  |
| JDH | Retaining Wall |  |

## SHAPE, ETC.

|     |                |  |
|-----|----------------|--|
| JEA | Representative |  |
| JEB | Irregular      |  |
| JEC | Cul-De-Sac     |  |
| JED | Corner         |  |
| JEE | View           |  |
| JEF | Non-St. Front  |  |

## APPRAISER'S INTERVIEW AND VALUE ESTIMATE

| (WAA)<br>DATE | (WAB)<br>APPRAISER | CONFIRMED<br>SALE PRICE | (IAA)<br>OCCUPANCY<br>OWNER/TENANT | (IAB)<br>MONTHLY<br>RENT | (IAC)<br>FURNISHED<br>UNFURNISHED | (IAD)<br>EST. ECONOMIC<br>RENT (UNFUR.) | (WAE)<br>EST. PROPERTY<br>VALUE |
|---------------|--------------------|-------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|
|               |                    |                         |                                    |                          |                                   |   |                                 |

## (JAB) LAND CLASS LAND VALUE CALCULATION

| DATE | (GAC)<br>CODE | (GAD)<br>SIZE | BASE<br>UNIT | ADJUSTMENT FACTORS |       |          |       |           | BASE UNIT<br>VALUE | TOTAL LAND<br>VALUE |
|------|---------------|---------------|--------------|--------------------|-------|----------|-------|-----------|--------------------|---------------------|
|      |               |               |              | SIZE               | SHAPE | LOCATION | OTHER | COMPOSITE |                    |                     |
|      |               |               |              |                    |       |          |       |           |                    |                     |

## COST APPROACH

| DATE | TOTAL<br>R.C.N.L.D. | COST FACTORS |      | ADJUSTED<br>R.C.N.L.D. | ADD<br>LAND | INDICATED<br>VALUE |
|------|---------------------|--------------|------|------------------------|-------------|--------------------|
|      |                     | AREA         | TIME |                        |             |                    |
|      |                     | %            | %    |                        |             |                    |
|      |                     | %            | %    |                        |             |                    |
|      |                     | %            | %    |                        |             |                    |

## MARKET APPROACH (COMPARABLE SALES)

| SALES<br>REFERENCE | DATE<br>OF SALE | PRICE PAID<br>(R.E. ONLY) | TIME<br>ADJ. | LOCATION<br>ADJ. | PHYSICAL CHARACTERISTICS<br>(OTHER ADJUSTMENTS) | INDICATED<br>VALUE |
|--------------------|-----------------|---------------------------|--------------|------------------|---|--------------------|
|                    |                 |                           |              |                  |   |                    |

(DAB) SEC. 4  
(DAI) SEC. MAP NO.  
33 NET

DIST.

E

(HAF) PAGE  
(HAI) TYPE INSTR.  
(HAB) DOC. FEE(WBA) DATE  
(WBB) APPROACH USED  
(WBF) ACTUAL VALUE  
LAND/IMPS. RATIO  
(WBC) DETERMINED BY

## ACTUAL VALUE

## ASSESSED VALUE

| (FAC)<br>YEAR | (GAB)<br>LAND | (FAB)<br>IMPS. | TOTAL | LAND | IMPS.  | TOTAL | ENTERED<br>BY |
|---------------|---------------|----------------|-------|------|--------|-------|---------------|
| 19 80         |               | 10726          |       | 600  | <3220> |       | 7-22-80       |
| 19            |               |                |       |      | 2820   |       | 16-29-80 CS   |
| 19            |               |                |       |      |        |       |               |
| 19            |               |                |       |      |        |       |               |
| 19            |               |                |       |      |        |       |               |

Reviewed by: PS



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL

(AZ) CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

|  |  |                            |  |   |  |                           |  |   |  |                  |  |                    |  |                         |  |
|--|--|----------------------------|--|---|--|---------------------------|--|---|--|------------------|--|--------------------|--|-------------------------|--|
| (AA) TYPE NO. <b>15T</b>   |  | (AN) DESIGN <b>A-Frame</b> |  | (AV) APPRAISED BY: <b>MC</b>  |  | (AW) DATE: <b>7-27-79</b> |  | Scale: _____  |  | (AX) Date: _____ |  | Computed by: _____ |  | (AY) Reviewed by: _____ |  |
| <b>COST TABLE REFERENCES</b><br>(AB) FIRST STORY <input type="checkbox"/> M <input checked="" type="checkbox"/> F<br>(AC) BASEMENT Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input checked="" type="checkbox"/><br>(AD) ABOVE FIRST <input type="checkbox"/> M <input type="checkbox"/> F<br>(AE) CARPORT <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13<br>(AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/><br>(AG) GARAGE <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13<br>(AH) GARAGE WALL <input type="checkbox"/> M <input type="checkbox"/> F<br>(AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsmt. <input type="checkbox"/> |  |                            |  | YEAR BUILT <b>1965</b><br>ADJUSTED YEAF<br>(AO) ROOMS <b>3</b><br>(AP) BEDROOMS <b>2</b><br>(AQ) BATHS <b>0</b><br>FIRST FLOOR FIN. AREA<br>ABOVE FIRST FIN. AREA<br>BASEMENT FIN. AREA<br>TOTAL FINISHED AREA<br>R.C.N./SQ.FT. FIN. AREA \$<br>R.C.N.LD./SQ.FT. FIN. AREA \$   |  |                           |  |   |  |                  |  |                    |  |                         |  |
| (E) FOUNDATION<br>A Concrete<br>B Block<br>C Stone<br>D Brick<br>E Piers<br>F Mud Sills<br>(F) EXTERIOR W.<br>A Fr. Wd. or Sh.<br>B Fr. Asbestos<br>C Fr. Stucco<br>D Brick Veneer<br>E Blk. Painted<br>F Blk. Stucco<br>G Brk. on Brk./Blk.<br>H Log<br>I Metal<br>J N.Stn./Moss Rk.<br>Sq. Ft.   |  |                            |  | (K) APPLIANCES<br>A Cooking Top<br>B Wall Oven<br>C Drop-in Range w/Oven<br>D Hood (Standard)<br>E Hood, Custom Str.<br>F Hood, Custom Con.<br>G Electronic Oven<br>H Electric B.B.Q.<br>I Double Oven<br>J Central Vacuum<br>K Intercom., AM-FM<br>L Intercom., AM<br>M Intercom., Remote Sta.<br>Z  |  |                           |  |   |  |                  |  |                    |  |                         |  |
| (L) PLUMBING<br>A Base<br>B 3 Fixture Bath<br>C 3/4 Bath<br>D 2 Fixture Bath<br>E Lavatory<br>F Water Closet<br>G Bath Tub<br>H Roman Tub<br>I Stall Shower<br>J Stall Shower, w/Door<br>K Kitchen Sink<br>L Water Heater<br>M Laundry Tray<br>N Disposal<br>O Dishwasher<br>P R.I., 3 Fixture Bath<br>Q Separate Stack<br>R Sliding Tub Encl.<br>S Water Softener<br>T Sauna Bath<br>U Bidet<br>Z   |  |                            |  | (Z) OTHER ITEMS<br>A Fireplace <i>Freestanding</i><br>B Yard Improvements<br>C <i>Loft 280# x 200</i><br>D<br>E<br>Z<br>TOTAL OTHER ITEMS   |  |                           |  | (BA) TOTAL <b>668</b> \$<br>SECOND FLOOR AND ABOVE<br>x =<br>x =<br>(BB) TOTAL \$<br>(AJ) 11 12 13 HALF STORY/FIN. ATTIC<br>x =<br>x =<br>(BC) TOTAL \$<br>(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)<br>x =<br>x =<br>(BD) TOTAL \$<br>TOTAL BASE COST \$<br>QUALITY ADJUSTMENT %<br>ADJUSTED BASE COST \$<br>(AL) 11 12 13 FINISHED BASEMENT<br>x =<br>x =<br>(BE) TOTAL \$ |  |                  |  |                    |  |                         |  |
| (I) INTERIOR FIN.<br>A Unfinished<br>B Plastered<br>C Drywall<br>D Wallboard<br>E Plywood<br>F Hardwood Panl.<br>(J) FLOORS & FLRG.<br>A Wood Joists<br>B Subfloor<br>C Softwood Flrg.<br>D Hardwood Flrg.<br>E Resilient Flrg.<br>F Ceramic Tile<br>I Conc. Slab<br>Sq. Ft.<br>J Carpet<br>Sq. Ft.  |  |                            |  | (M) HEATING & COOLING<br>A Forced Air<br>B Gravity<br>C Hot Wtr. or Steam<br>D Bsmt. Hot Wtr. Heat<br>E Electric<br>F Wall or Floor Furnace<br>G Air Cond. (In Ht. Ducts)<br>H Air Cond. (w/Own Ducts)<br>I Evaporative Coolers<br>J Electronic Air Cleaners<br>K Humidifiers<br>L Elect. Wall Ht.-750 W<br>M Elect. Wall Ht.-1500 W<br>N Attic Ex. Fan (w/Timer)<br>O Thru-Wall Air Cond.<br>Z<br>NO. UNIT |  |                           |  | REMARKS <b>NOU Rev 1979</b><br><b>CA - A-frame</b><br><b>CB - EP &amp; OP have fiberglass roofing</b><br><b>CL - sight appraised</b><br><b>REMARKS CBE Appeal 1979</b>  |  |                  |  |                    |  |                         |  |
| (M) HEATING & COOLING<br>A Forced Air<br>B Gravity<br>C Hot Wtr. or Steam<br>D Bsmt. Hot Wtr. Heat<br>E Electric<br>F Wall or Floor Furnace<br>G Air Cond. (In Ht. Ducts)<br>H Air Cond. (w/Own Ducts)<br>I Evaporative Coolers<br>J Electronic Air Cleaners<br>K Humidifiers<br>L Elect. Wall Ht.-750 W<br>M Elect. Wall Ht.-1500 W<br>N Attic Ex. Fan (w/Timer)<br>O Thru-Wall Air Cond.<br>Z<br>NO. UNIT  |  |                            |  | QUALITY ADJUSTMENT<br>(At Time of Construction) - +<br>(CA) Design (Maximum 2%)<br>(CB) Exterior (Maximum 3%)<br>(CC) Interior (Maximum 11%)<br>(CD) NET VARIANCE (From Type)<br>+ 100 %<br>TOTAL QUALITY <b>100 %</b>  |  |                           |  | DEPRECIATION<br>Year of Appraisal <b>1979</b><br>By <b>MC</b><br>(DA) Year Built <b>1965</b><br>(DB) Year Remodeled<br>(DC) % Remodeled<br>(DD) Adjusted Year Built<br>Normal % Good<br>(DE) Condition For Age<br>(DF) Functional Obsolescence<br>(DG) Economic Obsolescence  |  |                  |  |                    |  |                         |  |
| TOTAL APPLIANCES & MECHANICAL  |  |                            |  | TOTAL R.C.N.L.D. \$   |  |                           |  | (AM) 11 12 13 PORCHES, ETC.<br>Area Unit<br>EP 13 x 15 195 \$<br>OP 20 x 11 220 \$<br>WB 3 x 31 93 \$<br>CARPORT<br>(BF) x<br>(BF) x<br>GARAGE<br>(BG) x<br>(BG) x<br>OTHER ITEMS<br>REPLACEMENT COST NEW \$<br>ADJUSTED % GOOD %<br>TOTAL R.C.N.L.D. \$  |  |                  |  |                    |  |                         |  |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030542**

**Address: 353 HARD WAY UNINCORPORATED, 80481**

**Parcel: 132133000035**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

**Records: Research (RES-11-0093)**

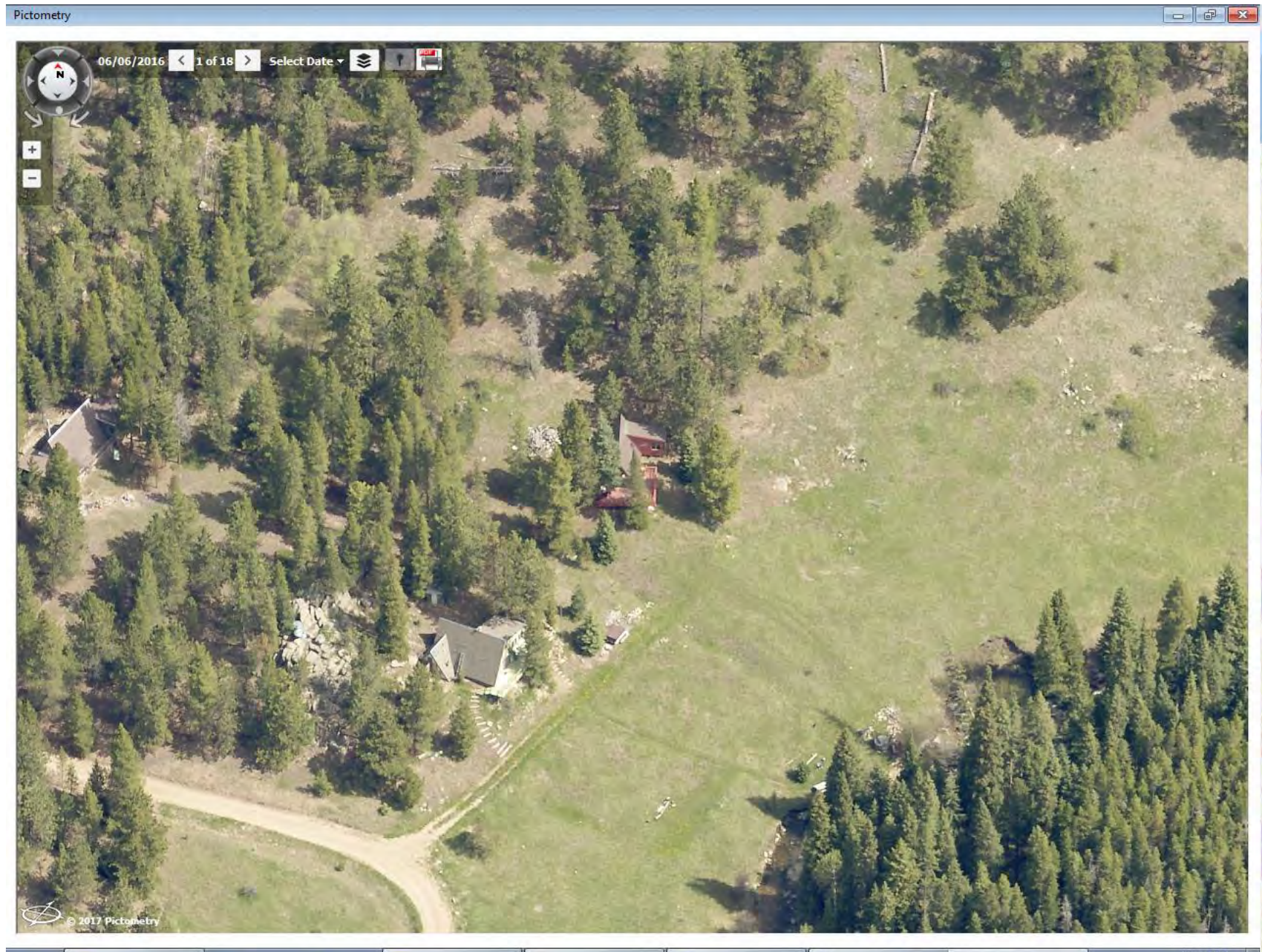
**Documents:** [6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1967/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 620 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 187 sq. ft.                 |
|                     |                 | DECK AREA                                     | 300 sq. ft.                 |





1445 Count Road 100J in red and 353 Hard Way below it











## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0065968**

**Address: 400 HARD WAY UNINCORPORATED, 80455**

**Parcel: 132133000060**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

**Records:** New Residence (BP-67-9813)  
Research (RES-11-0093)

**Documents:** [6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1967/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 368 sq. ft.                 |
|                     |                 | DECK AREA                                | 128 sq. ft.                 |





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www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030434**

**Address: 404 HARD WAY UNINCORPORATED, 80455**

**Parcel: 132133000063**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

**Records: New Residence (BP-64-7575)  
Research (RES-11-0093)**

**Documents:** [6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1965/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 352 sq. ft.                 |
| DECK AREA                                |                 |                   | 160 sq. ft.                 |







## A-Frame Report

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2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030071**

**Address: 495 HARD WAY UNINCORPORATED, 80455**

**Parcel: 132133000075**

**Location: T2N - R72 W - S33 : TR, NBR 930 WARD AREA**

**Records:** New Residence (BP-64-7613)  
Research (RES-11-0093)

**Documents:** [6/9/1980 Letter \(RES-11-0093\)](#)  
[12/24/1980 Letter \(RES-11-0093\)](#)  
[Parcel Research \(RES-11-0093\)](#)  
[Correspondence from file \(RES-11-0093\)](#)  
[CR-16 map and legend \(RES-11-0093\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1964/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 520 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 120 sq. ft.                 |
|                     |                 | DECK AREA                                     | 160 sq. ft.                 |
|                     |                 | PORCH AREA                                    | 40 sq. ft.                  |





# A-Frame Report

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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0058051

Address: 686 HEMLOCK RD UNINCORPORATED, 80540

Parcel: 119903004007

Location: T3N - R72 W - S03 : BIG ELK MEADOW & REPLAT - MT

Records: New Residence (BP-84-0684)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1984/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 824 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 416 sq. ft.                 |
| DECK AREA                                |                 |                   | 424 sq. ft.                 |







## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058032**

**Address: 833 HEMLOCK DR UNINCORPORATED, 80540**

**Parcel: 119903004002**

**Location: T3N - R72 W - S03 : BIG ELK MEADOW & REPLAT - MT**

**Records:** New Residence (BP-62-6310)  
Electrical Service Change (BP-88-1188)  
Electrical Service Change (BP-10-1872)  
Electrical Service Change (BP-17-1400)

**Documents:** [Parcel Report \(BP-17-1400\)](#)  
[Permit Application \(BP-17-1400\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|---------|-----------------|---|-----------------------------|
| Building: 1 | A-FRAME | 1964/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 816 sq. ft.                 |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 121 sq. ft.                 |
|             |         |                 | DECK AREA                                     | 320 sq. ft.                 |
|             |         |                 | PORCH AREA                                    | 96 sq. ft.                  |





833 Hemlock Photo Courtesy of Cathereine Faughnan





833 Hemlock Photo Courtesy of Cathereine Faughnan



833 Hemlock Photo Courtesy of Cathereine Faughnan





833 Hemlock Photo Courtesy of Cathereine Faughnan



833 Hemlock Photo Courtesy of Cathereine Faughnan





833 Hemlock Photo Courtesy of Cathereine Faughnan

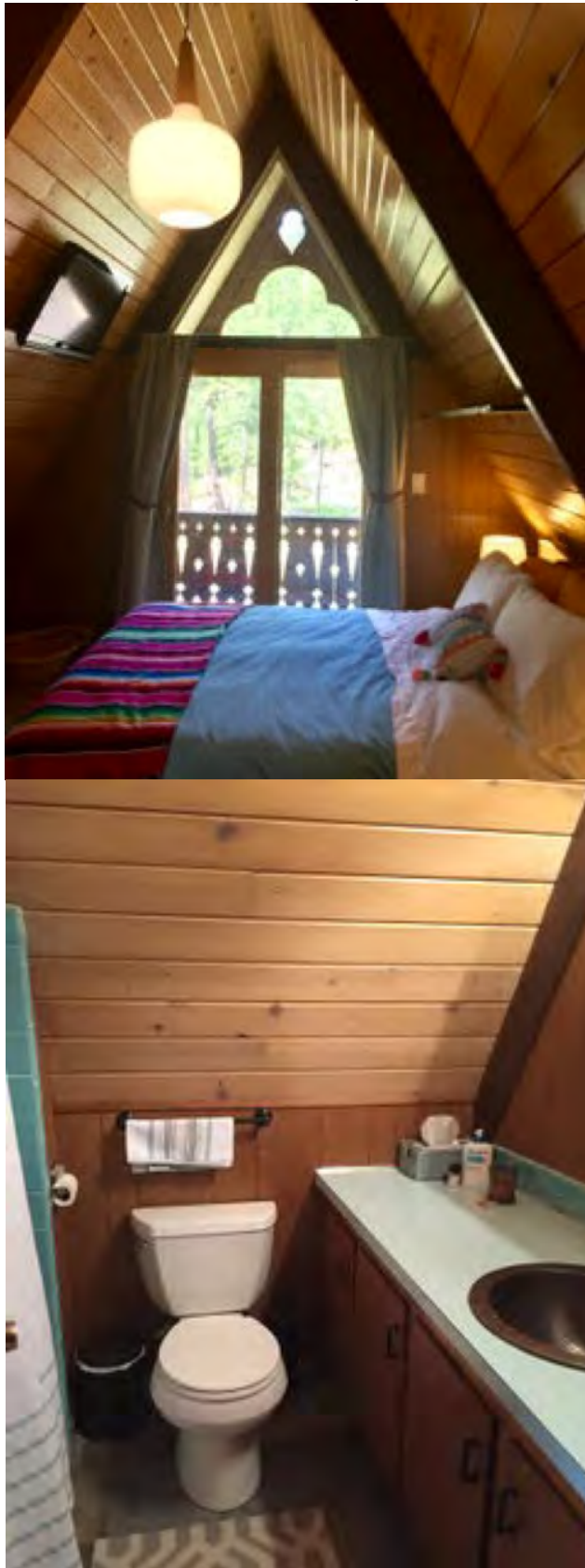


833 Hemlock Photo Courtesy of Cathereine Faughnan





833 Hemlock Photo Courtesy of Cathereine Faughnan



833 Hemlock Photo Courtesy of Cathereine Faughnan





833 Hemlock Image Courtesy of Cathereine Faughnan



## HOME-BUILDING SERVICES

AVAILABLE THROUGH YOUR BASIC-BILT DEALER

### 1 PROFESSIONAL CONSTRUCTION BLUEPRINTS AND MATERIAL LISTS



There is a lot of confusion among the home-builders about the value of the plans. Some people think that the plans are just a piece of paper and that they can be obtained for free. This is not true. The plans are a valuable asset and should be obtained from a professional source. The plans are a complete set of drawings and specifications for the building. They include the foundation, floor plan, and roof plan. They also include a list of materials and a list of subcontractors. The plans are a complete set of drawings and specifications for the building. They include the foundation, floor plan, and roof plan. They also include a list of materials and a list of subcontractors.

### 2 COST ESTIMATE FOR COMPONENTS OF MATERIALS--AND ARRANGEMENTS FOR BUILDING



A BASIC HOUSE FOR CONSTRUCTION BY YOU



OR A PAIR COMPLETED HOUSE IN ANY SIZE STYLE TYPE OR PRICE RANGE

### 3 EASY-PAYMENT FINANCING FOR BUILDING ON YOUR PROPERTY WITHOUT UNNECESSARY DELAY







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0058052

Address: 847 HEMLOCK RD UNINCORPORATED, 80540

Parcel: 119903004003

Location: T3N - R72 W - S03 : BIG ELK MEADOW & REPLAT - MT

Records:

Documents:

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|---------|-----------------|---|-----------------------------|
| Building: 1 | A-FRAME | 1962/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 960 sq. ft.                 |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 121 sq. ft.                 |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030471**

**Address: 101 HICKOK TRL UNINCORPORATED, 80481**

**Parcel: 132122010010**

**Location: T2N - R72 W - S22 : BAR K RANCH 2 - MT**

**Records:** Subdivision Exemption (SE-73-131)  
New Residence (BP-65-8359)  
Electrical Service Change (BP-74-19107)  
Residential Addition (BP-84-1266)  
Residential Addition (BP-02-0722)  
Site Plan Review Waiver (SPRW-07-022)  
Residential Addition (BP-07-0729)  
Moved In Commercial Building (BP-07-0910)

**Documents:** [none found \(SPRW-07-022\)](#)  
[none found \(SPRW-07-022\)](#)  
[BUILDING PERMIT \(BP-07-0910\)](#)  
[PLAN-Shed \(BP-07-0910\)](#)

|             | Style              | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|--------------------|-----------------|--|-----------------------------|
| Building: 1 | 1 STORY -<br>RANCH | 1966/2008       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |                    |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1078 sq. ft.                |
|             |                    |                 | DECK AREA                                | 392 sq. ft.                 |
|             |                    |                 | DECK AREA                                | 216 sq. ft.                 |
|             |                    |                 | DECK AREA                                | 270 sq. ft.                 |





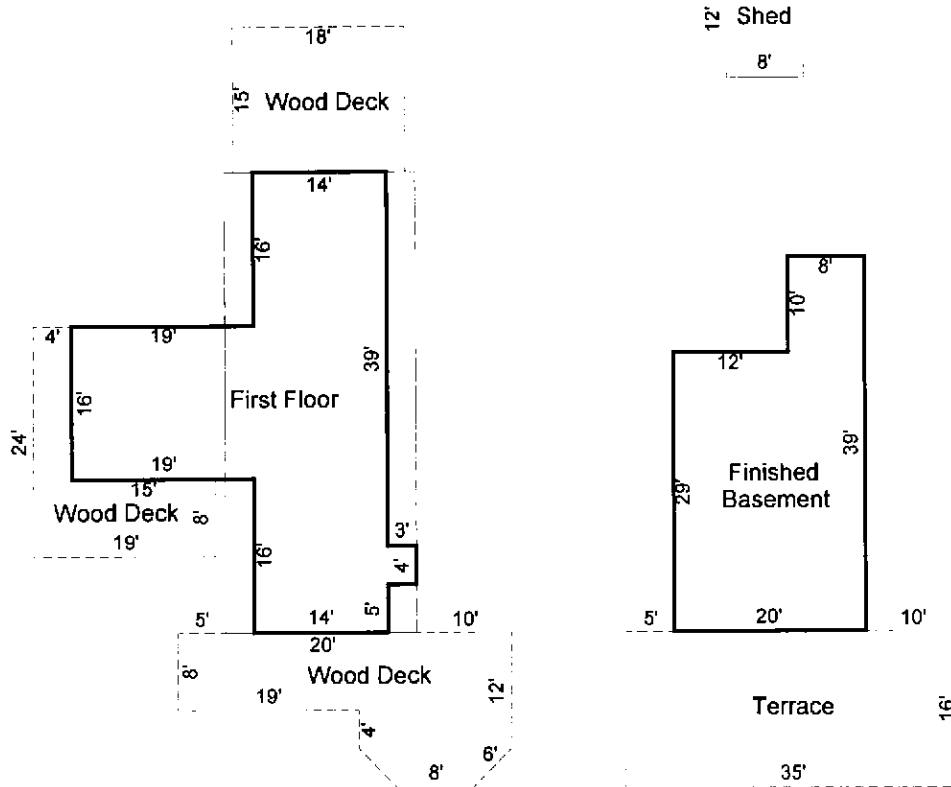
# SKETCH/AREA TABLE ADDENDUM

S-T-R 22-2N-72

I.D. # 0030471

|         |                               |  |     |
|---------|-------------------------------|--|-----|
| SUBJECT | PROP ADDRESS 101 HICKOK TRAIL | STATE CO                                   | ZIP |
|         | CITY MOUNTAINS                |  |     |
|         | APPRaiser DICK MULVEY         | OFFICE BOULDER COUNTY ASSESSOR             |     |
|         | DEPARTMENT RESIDENTIAL        | APPR ADDRESS PO BOX 471, BOULDER, CO 80306 |     |

IMPROVEMENTS SKETCH



Scale: 1 = 20

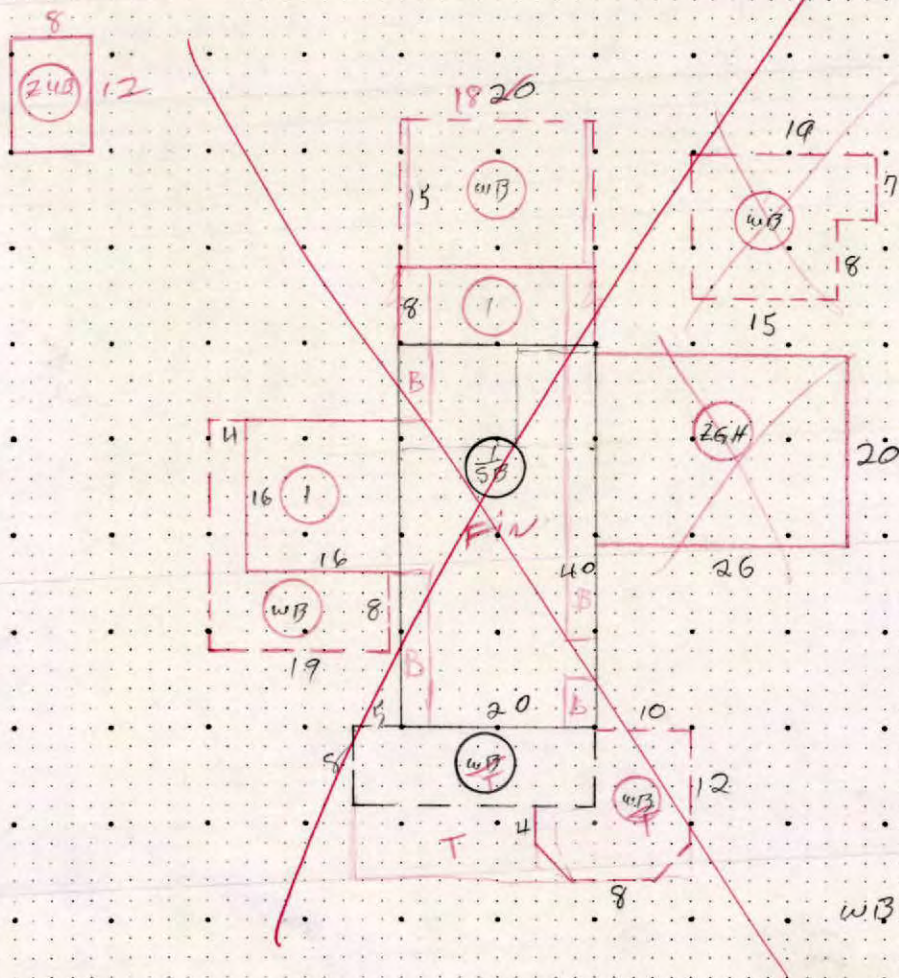
AREA CALCULATIONS

| AREA CALCULATIONS SUMMARY |                   |        |      |           |        |
|---------------------------|-------------------|--------|------|-----------|--------|
| Area                      | Name of Area      | Factor | Size | Perimeter | Totals |
| GLA1                      | First Floor       | 1.00   | 988  | 168       | 988    |
| BSMTFIN                   | Basement-Finished | 1.00   | 660  | 118       | 660    |
| WD                        | Wood Deck         | 1.00   | 392  | 97        |        |
|                           | Wood Deck         | 1.00   | 216  | 86        |        |
|                           | Wood Deck         | 1.00   | 270  | 66        | 878    |
| TERR                      | Terrace           | 1.00   | 560  | 102       | 560    |
| SHED                      | Shed              | 1.00   | 96   | 40        | 96     |
|                           |                   |        |      |           |        |
| TOTAL LIVABLE (rounded)   |                   |        |      |           | 988    |

| LEGAL DESCRIPTION                   |  |
|-------------------------------------|--|
| LOT 62 & W 1/2 LOT 63 BAR K RANCH 2 |  |
|                                     |  |
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SEE APEX DRAWING  
8/16/99 DZM



$$7.413 = 8 \times 12 = 9.6$$

$$\begin{aligned} 1st &= 40 \times 20 = 800 \\ &8 \times 20 = 160 \\ &16 \times 16 = 256 \\ &\underline{1216} \end{aligned}$$

1985 Addn = 50 %  
Adj. yr. = 1976

$$GH = 26 \times 20 = 520$$

$W.B. = 16 \times 4 = 64$   
 $19 \times 8 = 152$   
 $20 \times 15 = 300$   
 $19 \times 17 = 173$   
 $15 \times 8 = 120$   
 $35 \times 8 = 280$   
 $8 \times 8 = 64$

n A-frames within County Assessor's Office



MRB 5-86

APPRAISER *BRB*

DATE 51 186

QUALITY ADJUSTMENTS:

+ / CA-DESIGN good design

42 CB-EXTERIOR window treatment, wall paper

+5 CC-INTERIOR st. trim, vinyl panels on walls  
cooking island, parquet floor, ceramic tile  
countertops.

DEPRECIATION:

PHYSICAL

FUNCTIONAL

ECONOMIC

REMARKS:



|  |             |
|--|-------------|
| WALK-OUT BASEMENT FINISHED AREA          | 700 sq. ft. |
| PATIO AREA                               | 560 sq. ft. |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 952 sq. ft. |
| WALK-OUT BASEMENT FINISHED AREA          | 952 sq. ft. |

|                       |           |               |                             |
|-----------------------|-----------|---------------|-----------------------------|
| Building: 2 TOOL SHED | 1985/None | Wood or Steel | SINGLE FAM RES IMPROVEMENTS |
|                       |           | Studs in      |                             |
|                       |           | Bearing Walls |                             |
|                       |           | TOOL SHED     |                             |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0034864**

**Address: 213 HIGH VIEW DR UNINCORPORATED, 80304**

**Parcel: 146114022002**

**Location: T1N - R71 W - S14 : PINE BROOK HILLS 1 REPLAT - BOV**

**Records:** New Residence (BP-69-11867)  
Residential Addition (BP-72-15031)  
Subdivision Final Plat (SD-76-5)  
Residential Remodel (BP-00-0323)  
Furnace (BP-10-1824)

**Documents:** [BUILDING PERMIT \(BP-00-0323\)](#)  
[BUILDING PERMIT \(BP-10-1824\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1971/1995       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1080 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 632 sq. ft.                 |
|                     |                 | SUBTERRANEAN BASEMENT FINISHED AREA      | 480 sq. ft.                 |
|                     |                 | DECK AREA                                | 392 sq. ft.                 |



















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Planning 303-441-3930 Building 303-441-3925

Account Number: R0023948

Address: 146 HUMMER DR UNINCORPORATED, 80466

Parcel: 158105002002

Location: T1S - R72 W - S05 : COLD SPRINGS 1 - MT

Records: New Residence (BP-68-10671)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1969/1985       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 655 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 430 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 540 sq. ft.                 |
| DECK AREA                                |                 |                   | 140 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

Account Number: R0024430

Address: 233 HUMMER DR UNINCORPORATED, 80466

Parcel: 158105003011

Location: T1S - R72 W - S05 : COLD SPRINGS 1 - MT

Records: New Residence (BP-73-17804)  
Electrical Service Change (BP-99-1735)

Documents: [No Description \(BP-99-1735\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1973/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 432 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA               |                 |                   | 288 sq. ft.                 |
| WALK-OUT BASEMENT UNFINISHED AREA             |                 |                   | 432 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 128 sq. ft.                 |
| DECK AREA                                     |                 |                   | 160 sq. ft.                 |







## A-Frame Report

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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058231**

**Address: 11955 HWY 7 HWY UNINCORPORATED, 80510**

**Parcel: 119711400056**

**Location: T3N - R73 W - S11 : TR, NBR 960 ALLENSPARK AREA**

**Records:** New Residence (BP-65-8210)  
Electrical Service Change (BP-10-0694)  
Research (RES-10-0147)

**Documents:** [BUILDING PERMIT \(BP-10-0694\)](#)  
[Research \(RES-10-0147\)](#)  
[Research \(RES-10-0147\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1966/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 988 sq. ft.                 |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 252 sq. ft.                 |





## A-Frame Report

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www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057200**

**Address: 154 IRONCLAD VIEW RD UNINCORPORATED, 80540**

**Parcel: 119735000030**

**Location: T3N - R73 W - S35 : TR, NBR 960 ALLENSPARK AREA**

**Records: New Residence (BP-63-6683)  
Residential Remodel (BP-97-1096)**

**Documents: [Blank \(BP-97-1096\)](#)**

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1966/2008       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 640 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 320 sq. ft.                 |
| DECK AREA                                     |                 |                   | 96 sq. ft.                  |
| PORCH AREA                                    |                 |                   | 160 sq. ft.                 |





154 Ironclad View Photo by J. Wahlers 11/2/2017



154 Ironclad View Photo by J. Wahlers 11/2/2017







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0056338**

**Address: 25 JADE WAY UNINCORPORATED, 80540**

**Parcel: 120330003002**

**Location: T3N - R70 W - S30 : LYONS PARK ESTATES - LYV**

**Records: New Residence (BP-83-1012)**

## Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1983/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1184 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 504 sq. ft.                 |
| SUBTERRANEAN BASEMENT UNFINISHED AREA    |                 |                   | 416 sq. ft.                 |
| BASEMENT GARAGE AREA                     |                 |                   | 416 sq. ft.                 |
| DECK AREA                                |                 |                   | 240 sq. ft.                 |





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026329**

Address: **878 KLONDYKE AVE UNINCORPORATED, 80466**

Parcel: **158320009005**

Location: **T1S - R73 W - S21 : ELDORA - MT**

Records: New Residence (BP-63-6603)  
Reroofing (BP-10-1713)

Documents: [BUILDING PERMIT \(BP-10-1713\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1963/1974       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 787 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 207 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0506991**

**Address: 73 LAB RD UNINCORPORATED, 80510**

**Parcel: 119724000035**

**Location: T3N - R73 W - S24 : TR, NBR 960 ALLENSPARK AREA**

**Records:** Electrical Service Change (BP-76-20558)  
Reroofing (BP-15-1959)

**Documents:** [Parcel Report \(BP-15-1959\)](#)  
[Permit Application \(BP-15-1959\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1960/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 448 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 120 sq. ft.                 |
|                     |                 | PORCH AREA                                    | 72 sq. ft.                  |





## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026590**

**Address: 1650 LAZY Z RD UNINCORPORATED, 80466**

**Parcel: 158122000104**

**Location: T1S - R72 W - S22 : TR, NBR 910 WALKER RANCH AREA**

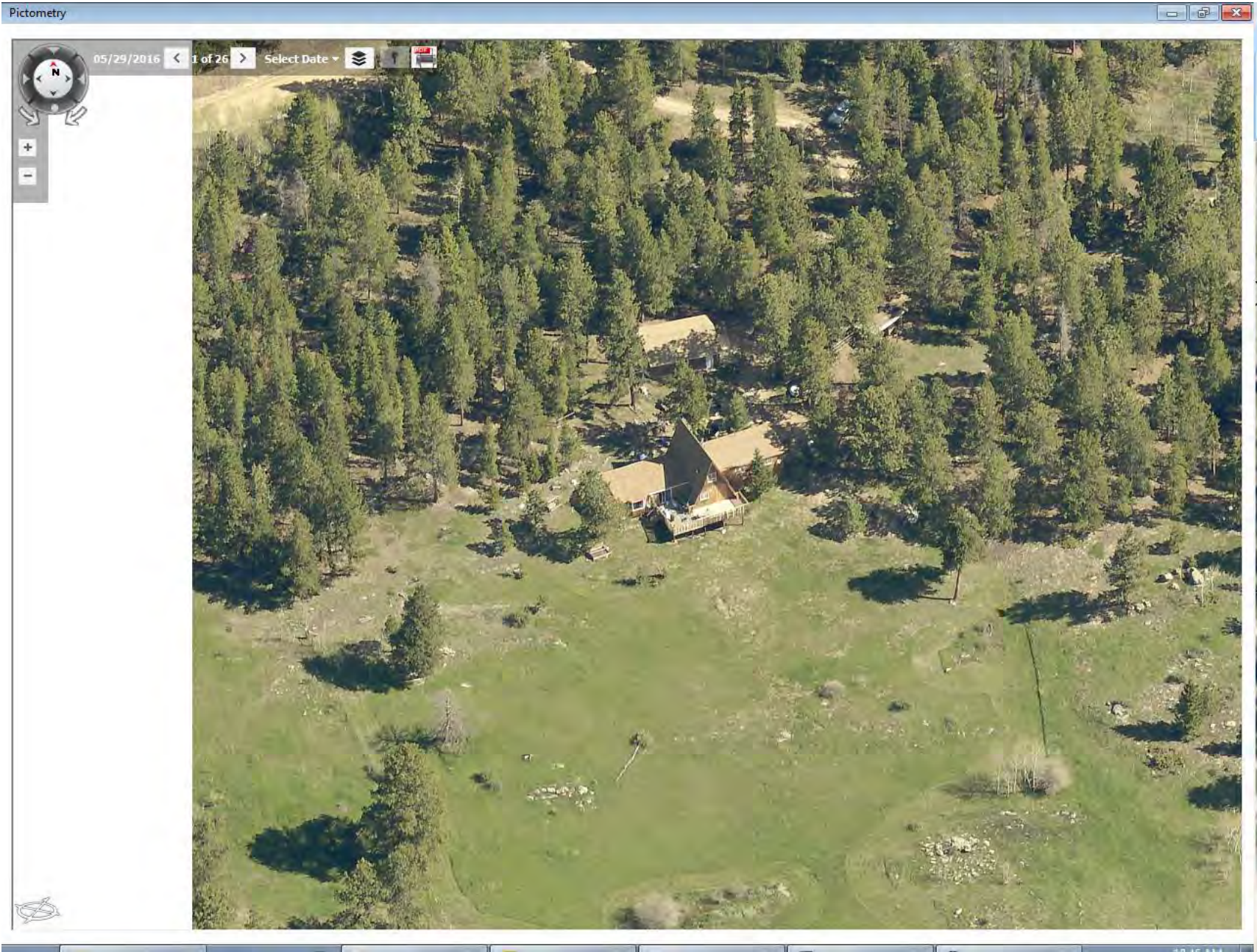
**Records:** Accessory Agricultural Building (BP-83-0614)  
New Residence (BP-81-0687)  
Residential Accessory Building (BP-81-0688)  
Residential Addition (BP-02-1267)  
Research (RES-10-0112)

**Documents:** [Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1983/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1584 sq. ft.                |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA         | 660 sq. ft.                 |
|                     |                 | DETACHED GARAGE                               | 720 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 280 sq. ft.                 |
|                     |                 | DECK AREA                                     | 240 sq. ft.                 |









FIREPLACE DATA (1) 2WS A

-QUALITY ADJUSTMENTS-

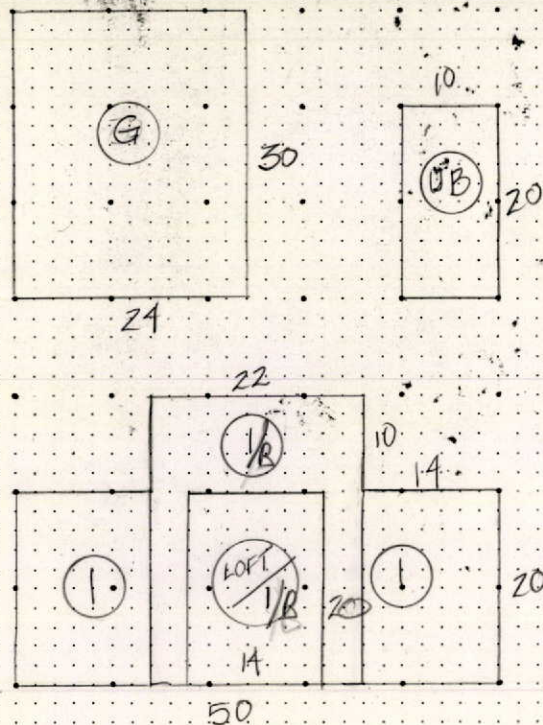
CA

CB

CC WALK IN CLOSET, VAULT CEILING

Add basement 540B  
for 1985.

104%

759084  
100%-85

[illegible]





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026607**

**Address: 1860 LAZY Z RD UNINCORPORATED, 80466**

**Parcel: 158123000018**

**Location: T1S - R72 W - S23 : TR, NBR 910 WALKER RANCH AREA**

**Records:** New Residence (BP-69-11753)  
Residential Remodel (BP-78-23720)  
Building Lot Determination (BLD-00-003)  
Research (RES-10-0112)

**Documents:** [Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style                   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------------|-----------------|--|-----------------------------|
| Building: 1 2 - 3 STORY | 1971/1979       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 792 sq. ft.                 |
|                         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 456 sq. ft.                 |
|                         |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 297 sq. ft.                 |
|                         |                 | BASEMENT GARAGE AREA                     | 396 sq. ft.                 |
|                         |                 | DECK AREA                                | 120 sq. ft.                 |





(DAF) TAX AREA

11.40 L 12.40:MP

A black and white photograph of a modern, A-frame style house built into a steep, rocky hillside. The house features large windows and a prominent chimney. The surrounding area is dense with evergreen trees, and the sky is cloudy.

7-80

| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                 | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                    |                         |                                    |                          |                                   |   |                                 | INCOME APPROACH |                          |                  |                |  |                    |  |
|-------------------------------------|-----------------|--|--------------------|-------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|-----------------|--------------------------|------------------|----------------|--|--------------------|--|
| (DAH) ZONING                        |                 | (WAA)<br>DATE                            | (WAB)<br>APPRaiser | CONFIRMED<br>SALE PRICE | (IAA)<br>OCCUPANCY<br>OWNER/TENANT | (IAB)<br>MONTHLY<br>RENT | (IAC)<br>FURNISHED<br>UNFURNISHED | (IAD)<br>EST. ECONOMIC<br>RENT (UNFUR.) | (WAE)<br>EST. PROPERTY<br>VALUE | DATE            | GROSS RENT<br>MULTIPLIER | ECONOMIC<br>RENT | DATA REFERENCE |  | INDICATED<br>VALUE |  |
| (JAA) USE                           |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| <b>IMPROVEMENTS</b>                 |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBA                                 | Paved Street    |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBB                                 | Graveled Street |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBC                                 | Unimproved      |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBD                                 | Sidewalk        |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBE                                 | Curb & Gutter   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBF                                 | Street Lights   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JBG                                 | Alley           |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| <b>UTILITIES</b>                    |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JCA                                 | Public Water    |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JCB                                 | Well Water      |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JCC                                 | Public Sewer    |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JCD                                 | Septic System   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JCE                                 | Natural Gas     |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JCF                                 | Electricity     |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| <b>TOPOGRAPHY</b>                   |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDA                                 | Level           |  |                    |                         | %                                  | %                        |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDB                                 | High            |  |                    |                         | %                                  | %                        |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDC                                 | Steep           |  |                    |                         | %                                  | %                        |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDD                                 | Low             |  |                    |                         | %                                  | %                        |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDE                                 | Sloping         |  |                    |                         | %                                  | %                        |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDF                                 | Hilly           |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDG                                 | Rock            |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JDH                                 | Retaining Wall  |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| <b>SHAPE, ETC.</b>                  |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JEA                                 | Representative  |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JEB                                 | Irregular       |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JEC                                 | Cul-De-Sac      |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JED                                 | Corner          |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JEE                                 | View            |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |
| JEF                                 | Non-St. Front   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |  |                    |  |

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 248 of 488

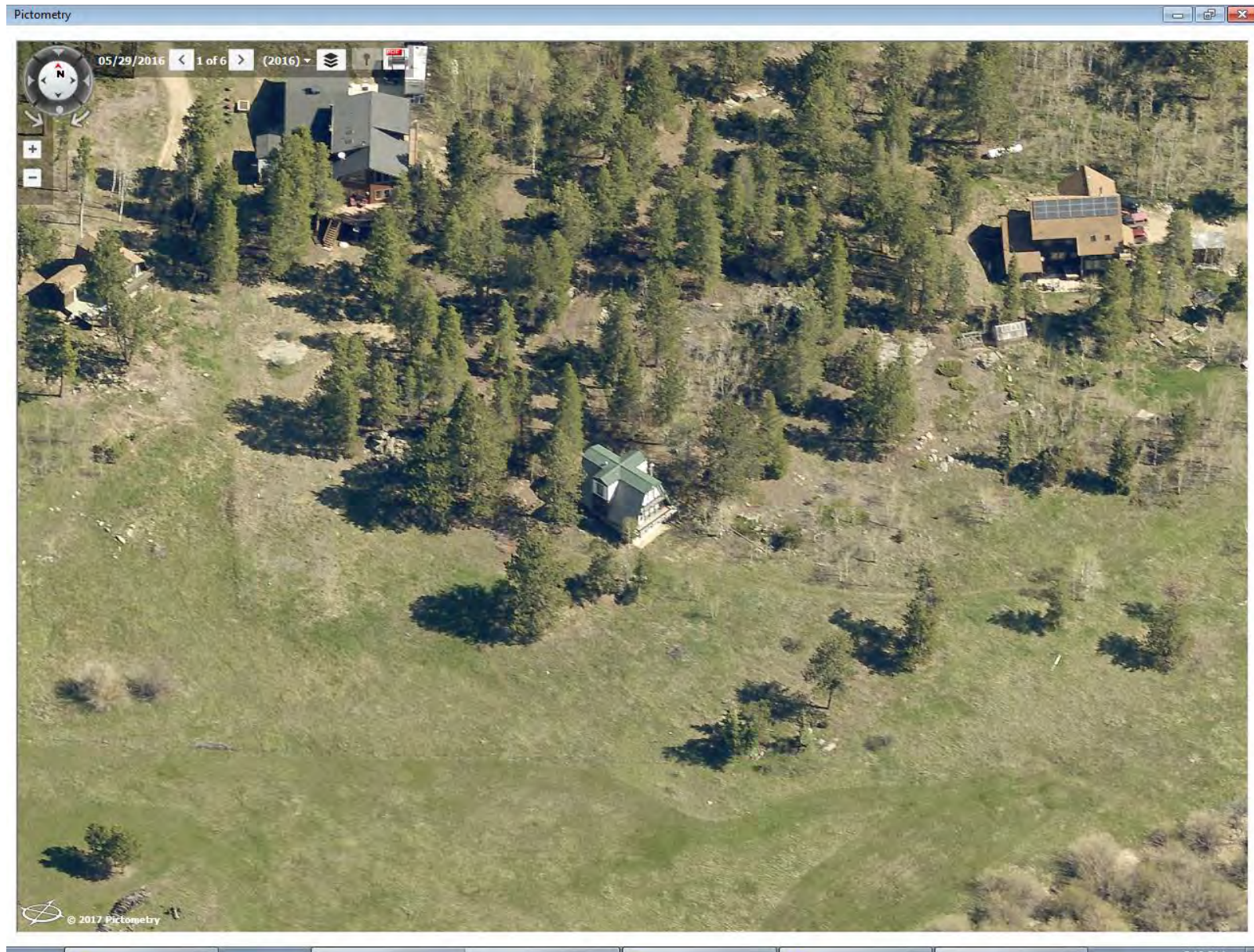


# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL

| (AA) TYPE NO. 12 F   |  | (AN) DESIGN 14 |  | (AV) APPRAISED BY: 24.8  |  | (AW) DATE: 7-31-80 |  | (AZ) CARD OF CARDS  |  |  |  |  |  |  |  |
|--|--|----------------|--|--|--|--------------------|--|---|--|--|--|--|--|--|--|
| <b>COST TABLE REFERENCES</b><br>(AB) FIRST STORY M <input type="checkbox"/> F <input checked="" type="checkbox"/><br>(AC) BASEMENT Full <input type="checkbox"/> Pt <input checked="" type="checkbox"/> No <input type="checkbox"/><br>(AD) ABOVE FIRST M <input type="checkbox"/> F <input checked="" type="checkbox"/><br>(AE) CARPORT 11 12 13<br>(AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/><br>(AG) GARAGE 11 12 13<br>(AH) GARAGE WALL M <input checked="" type="checkbox"/> F <input type="checkbox"/><br>(AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Semi <input checked="" type="checkbox"/>  |  |                |  | <b>YEAR BUILT</b> 1979<br><b>ADJUSTED YEAR</b><br><b>(AO) ROOMS</b> 6<br><b>(AP) BEDROOMS</b> 3<br><b>(AQ) BATHS</b> 1<br><b>FIRST FLOOR FIN. AREA</b><br><b>ABOVE FIRST FIN. AREA</b><br><b>BASEMENT FIN. AREA</b><br><b>TOTAL FINISHED AREA</b><br><b>R.C.N./SQ. FT. FIN. AREA</b><br><b>R.C.N.L.D./SQ. FT. FIN. AREA</b>  |  |                    |  | Scale: " = 1/2" story area<br>9 x 24 = 216<br>10 x 12 = 120<br>10 x 12 = 120<br>456   |  |  |  |  |  |  |  |
| <b>(E) FOUNDATION</b><br>A Concrete <input checked="" type="checkbox"/><br>B Block <input type="checkbox"/><br>C Stone <input type="checkbox"/><br>D Brick <input type="checkbox"/><br>E Piers <input type="checkbox"/><br>F Mud Sills <input type="checkbox"/><br><b>(F) EXTERIOR W.</b><br>A Fr. Wd. or Sh <input checked="" type="checkbox"/><br>B Fr. Asbestos <input type="checkbox"/><br>C Fr. Stucco <input type="checkbox"/><br>D Brick Veneer <input type="checkbox"/><br>E Blk. Painted <input type="checkbox"/><br>F Blk. Stucco <input type="checkbox"/><br>G Brk. on Brk./Blk <input type="checkbox"/><br>H Log <input type="checkbox"/><br>I Metal <input type="checkbox"/><br>J N.Stn./Moss Rk. <input type="checkbox"/><br>Sq. Ft.             |  |                |  | <b>APPLIANCES AND MECHANICAL</b><br>(K) APPLIANCES<br>A Cooking Top<br>B Wall Oven<br>C Drop-in Range w/Oven<br>D Hood (Standard)<br>E Hood, Custom Str.<br>F Hood, Custom Con.<br>G Electronic Oven<br>H Electric B.B.Q.<br>I Double Oven<br>J Central Vacuum<br>K Intercom., AM-FM<br>L Intercom., AM<br>M Intercom., Remots. Sta.<br>Z<br><b>(L) PLUMBING</b><br>A Base<br>B 3 Fixture Bath<br>C 3/4 Bath<br>D 2 Fixture Bath<br>E Lavatory<br>F Water Closet<br>G Bath Tub<br>H Roman Tub<br>I Stall Shower<br>J Stall Shower, w/Door<br>K Kitchen Sink<br>L Water Heater<br>M Laundry Tray<br>N Disposal<br>O Dishwasher<br>P R.I., 3 Fixture Bath<br>Q Separate Stack<br>R Sliding Tub Encl.<br>S Water Softener<br>T Sauna Bath<br>U Bidet<br>Z |  |                    |  |   |  |  |  |  |  |  |  |
| <b>(G) WINDOWS</b><br>A Flat <input checked="" type="checkbox"/><br>B Shed <input type="checkbox"/><br>C Gable <input type="checkbox"/><br>D Hip <input type="checkbox"/><br>E Gambrel <input type="checkbox"/><br>F Framing Adj. <input checked="" type="checkbox"/><br>G Asphalt Shgs. <input type="checkbox"/><br>H Wood Shk. Shgs. <input type="checkbox"/><br>I Conc. Bce Tile <input type="checkbox"/><br>J Spanish Tile <input type="checkbox"/><br>K Sil./Muen. Tile <input type="checkbox"/><br>L Built-Up <input type="checkbox"/><br>M Asbestos Shgs. <input type="checkbox"/><br>Z   |  |                |  | <b>(H) ROOF &amp; RFNG.</b><br>A Flat <input checked="" type="checkbox"/><br>B Shed <input type="checkbox"/><br>C Gable <input type="checkbox"/><br>D Hip <input type="checkbox"/><br>E Gambrel <input type="checkbox"/><br>F Framing Adj. <input checked="" type="checkbox"/><br>G Asphalt Shgs. <input type="checkbox"/><br>H Wood Shk. Shgs. <input type="checkbox"/><br>I Conc. Bce Tile <input type="checkbox"/><br>J Spanish Tile <input type="checkbox"/><br>K Sil./Muen. Tile <input type="checkbox"/><br>L Built-Up <input type="checkbox"/><br>M Asbestos Shgs. <input type="checkbox"/><br>Z  |  |                    |  | <b>(Z) OTHER ITEMS</b><br>A Fireplace <i>Free standing</i><br>B Yard Improvements<br>C<br>D<br>E<br>Z<br><b>TOTAL OTHER ITEMS</b><br><b>REMARKS</b><br>CA steep pitch roof<br>CB trim work<br>CC 6 fold closet doors, Exposed beam, rough cut floor<br>nails, wallpaper, S.S. sink, kitchen cabinets. |  |  |  |  |  |  |  |
| <b>(I) INTERIOR FIN.</b><br>A Unfinished <input type="checkbox"/><br>B Plastered <input type="checkbox"/><br>C Drywall <input checked="" type="checkbox"/><br>D Wallboard <input type="checkbox"/><br>E Plywood <input type="checkbox"/><br>F Hardwood Panel <input type="checkbox"/><br><b>(M) HEATING &amp; COOLING</b><br>A Forced Air <input checked="" type="checkbox"/><br>B Gravity <input type="checkbox"/><br>C Hot Wtr. or Steam<br>D Bsmt. Hot Wtr. Heat<br>E Electric<br>F Wall or Floor Furnace<br>G Air Cond. (In Ht. Ducts)<br>H Air Cond. (w/Own Ducts)<br>I Evaporative Coolers<br>J Electronic Air Cleaners<br>K Humidifiers<br>L Elect. Wall Ht.-750W<br>M Elect. Wall Ht.-1500W<br>N Attic Ex. Fan (w/Timer)<br>O Thru-Wall Air Cond.<br>Z |  |                |  | <b>(J) FLOORS &amp; FLRG.</b><br>A Wood Joists <input checked="" type="checkbox"/><br>B Subfloor <input checked="" type="checkbox"/><br>C Softwood Flrg.<br>D Hardwood Flrg.<br>E Resilient Flrg.<br>F Ceramic Tile<br>G Conc. Slab<br>H Carpet<br>Z   |  |                    |  | <b>QUALITY ADJUSTMENT</b><br>(At Time of Construction) - +<br>(CA) Design (Maximum 2%) 1<br>(CB) Exterior (Maximum 3%) 1<br>(CC) Interior (Maximum 1%) 3<br>(CD) NET VARIANCE (From Type) 5<br>+ 100%<br><b>TOTAL QUALITY ADJUSTMENT</b> 105%   |  |  |  | <b>DEPRECIATION</b><br>Year of Appraisal 1980 19<br>By HL<br>(DA) Year Built 1979<br>(DB) Year Remodeled 1979<br>(DC) % Remodeled 16<br>(DD) Adjusted Year Built 1972<br>Normal % Good<br>(DE) Condition For Age<br>(DF) Functional Obsolescence<br>(DG) Economic Obsolescence<br><b>ADJUSTED % GOOD</b> |  |  |  |
| <b>(K) TOTAL APPLIANCES &amp; MECHANICAL</b> \$  |  |                |  | <b>(L) TOTAL BASE COST</b> \$  |  |                    |  | <b>(M) TOTAL QUALITY ADJUSTMENT</b> \$  |  |  |  |  |  |  |  |
| <b>(N) TOTAL BASE COST</b> \$  |  |                |  | <b>(O) QUALITY ADJUSTMENT</b> %  |  |                    |  | <b>(P) ADJUSTED BASE COST</b> \$  |  |  |  |  |  |  |  |
| <b>(Q) ADJUSTED BASE COST</b> \$   |  |                |  | <b>(R) FINISHED BASEMENT</b> \$  |  |                    |  | <b>(S) PORCHES, ETC.</b> \$   |  |  |  |  |  |  |  |
| <b>(T) APPLIANCES &amp; MECHANICAL</b> \$  |  |                |  | <b>(U) DOLLAR ADJUSTMENTS</b> \$   |  |                    |  | <b>(V) CARPORT</b> \$   |  |  |  |  |  |  |  |
| <b>(W) GARAGE</b> \$   |  |                |  | <b>(X) OTHER ITEMS</b> \$  |  |                    |  | <b>(Y) REPLACEMENT COST NEW</b> \$  |  |  |  |  |  |  |  |
| <b>(Z) ADJUSTED % GOOD</b> %   |  |                |  | <b>(AA) TOTAL R.C.N.L.D.</b> \$  |  |                    |  | <b>(AB) TOTAL R.C.N.L.D.</b> \$   |  |  |  |  |  |  |  |



1860 LAZY Z RD







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026788**

**Address: 2071 LAZY Z RD UNINCORPORATED, 80466**

**Parcel: 158123000005**

**Location: T1S - R72 W - S23 : TR, NBR 910 WALKER RANCH AREA**

**Records:** New Residence (BP-63-6976)  
Electrical Service Change (BP-88-0917)  
Residential Addition (BP-02-1203)  
Building Lot Determination (BLD-03-038)  
Site Plan Review (SPR-03-043)  
Accessory Agricultural Building (BP-03-1298)  
Research (RES-10-0112)

**Documents:** [Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1963/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 800 sq. ft.                 |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA         | 944 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 120 sq. ft.                 |
|                     |                 | PATIO AREA                                    | 610 sq. ft.                 |



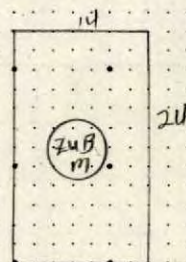
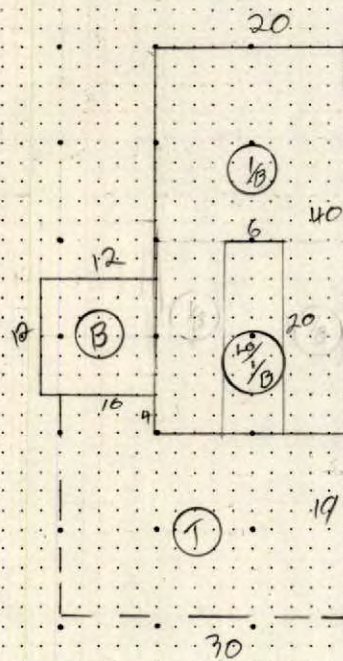


23-15-72

2 AC NW 5W NW  
 per deed 925111  
 6/20/88 BCR



2-86 - BRB



$$12 \times 20 = 240$$

$$B = 20 \times 40 = 800$$

$$12 \times 12 = 144$$

$$\underline{944}$$

$$10 = 6 \times 20 = 120$$

$$ZUB = 14 \times 24 = 336$$

$$T = 19 \times 30 = 570$$

$$10 \times 4 = 40$$

$$\underline{610}$$



2-86 - M



**SUPPLEMENTAL PROPERTY APPRAISAL RECORD** I.D.#

[illegible]







GROUND PLAN SKETCH  
(Indicate Number Stories) \_\_\_\_\_ Scale \_\_\_\_\_

[illegible]

| DOLLAR ADJUSTMENT COMPUTATIONS |                  |      |               |           |  |
|--------------------------------|------------------|------|---------------|-----------|--|
| ITEM                           | AREA OR QUANTITY | UNIT | Yr. <u>65</u> | Yr. _____ |  |
|                                |                  |      | COST          | COST      |  |
| 301                            | 120'             | 76   | 91            |           |  |
| 9A1                            | minus cab        | -80  |               |           |  |
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|                                |                  |      |               |           |  |
|                                |                  |      |               |           |  |
|                                |                  |      |               |           |  |
|                                |                  |      |               |           |  |
|                                |                  |      |               |           |  |
|                                |                  |      |               |           |  |

20

40

118'

120'

Base Perimeter

FRONT

Actual Perimeter

| ITEM                     | M | F | A | G | E | Rm. | AREA          |
|--------------------------|---|---|---|---|---|-----|---------------|
| (13) Unfinished Basement |   |   |   |   |   |     | 20 x 40       |
| (13) Finished Basement   |   |   |   |   |   |     | 20 x 40 = 800 |
| (14) Finished Attic      |   |   |   |   |   |     | 20 x 20       |

[illegible]

|                     |     |     |      |     |  |  |  |  |
|---------------------|-----|-----|------|-----|--|--|--|--|
| Heating & Cooling   |     |     | 20.  |     |  |  |  |  |
| Unfinished Basement |     |     |      | 800 |  |  |  |  |
| Finished Basement   |     |     |      | 800 |  |  |  |  |
| Finished Attic      | 120 | .60 | 72   |     |  |  |  |  |
| Porches             |     |     |      |     |  |  |  |  |
| Dollar Adjustment   |     |     | + 11 |     |  |  |  |  |

[illegible]





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026572**

**Address: 2079 LAZY Z RD UNINCORPORATED, 80466**

**Parcel: 158123000004**

**Location: T1S - R72 W - S23 : TR, NBR 910 WALKER RANCH AREA**

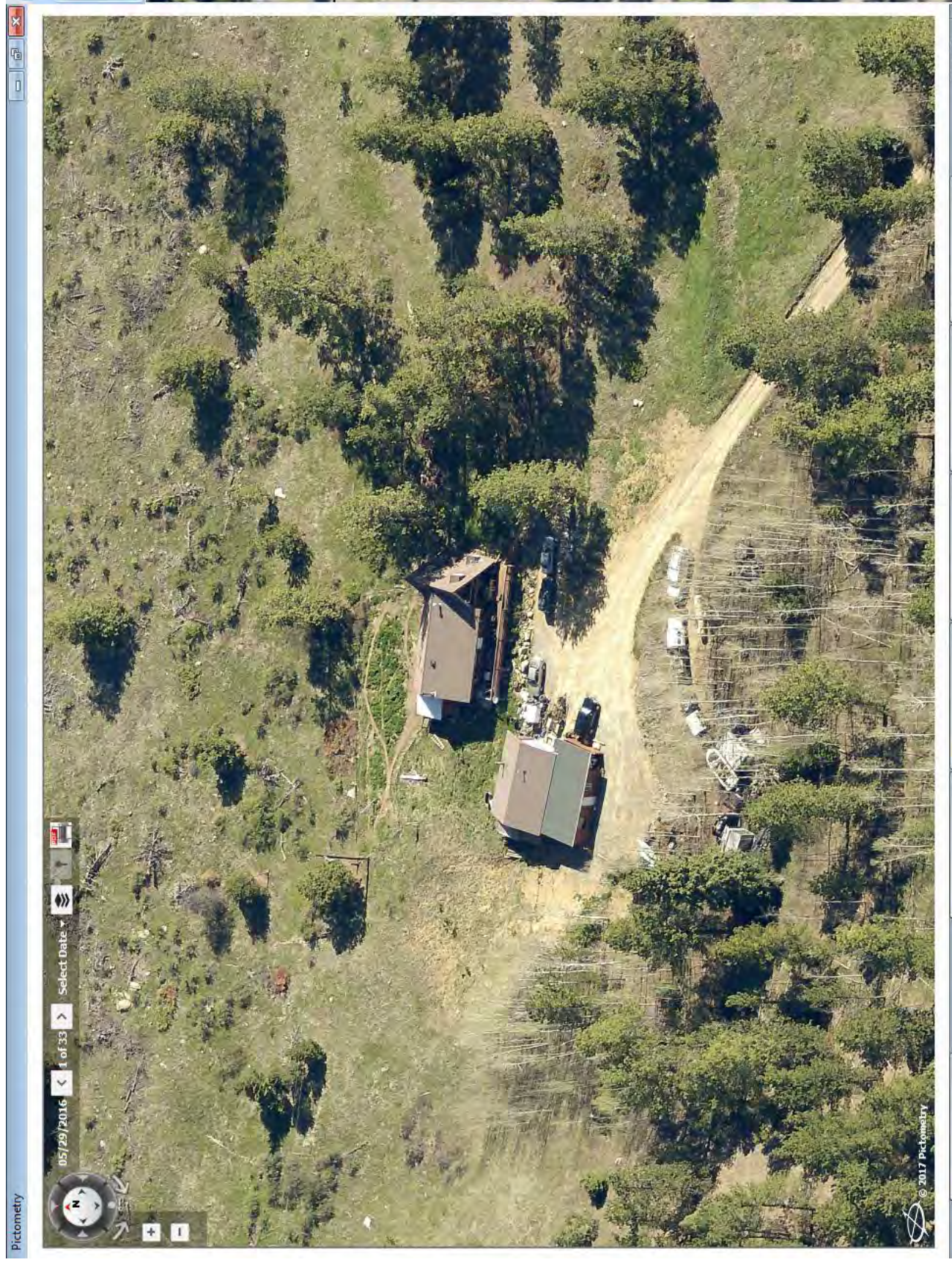
**Records:** Electrical Service Change (BP-68-10996)  
New Residence (BP-69-11409)  
Residential Addition (BP-94-0921)  
Residential Addition (BP-94-1411)  
Residential Accessory Building (BP-96-0527)  
Research (RES-10-0112)

**Documents:** [No Description \(BP-94-0921\)](#)  
[No Description \(BP-96-0527\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1970/1995       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1476 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA            | 480 sq. ft.                 |
|                     |                 | DETACHED GARAGE                               | 780 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 280 sq. ft.                 |











## INTERIOR

## DOORS

- ☐ Clear Pane  
☐ French  
☐ Hollow Core  
☐ Panel Hollow  
☐ Panel Solid  
☐ Solid Core

## TRIM

- ☐ Painted  
☐ Stained  
☐ 6" - 9" Fir  
☐ Chair Rail  
☐ Ceiling

## CEILINGS

- ☐ Stndrd 8'  
☒ 9' Plus  
☐ Vaulted  
☐ 2 Stry Clr Span  
☐ Coved

## DRYWALL

- ☐ Archways  
☐ Radius Corners  
☐ Angled Walls  
☐ Curved Walls  
☐ Niches

## KITCHEN

- ☐ Disposal (N)  
☐ Dishwasher (O)  
☐ Jenn Air  
☐ X Sink (K)  
☐ Cooking Island  
☐ Cabinet Island

## HEAT

- ☐ Electric (E)  
☒ Forced Air (A)  
☐ Hot Water (C)  
☐ Wall/Space Heat (F)  
☐ Air Condt'n (G or H)  
☐ Evap Cooler (I)

## FLOOR COVERS

- ☐ Carpet (J)  
☐ Vinyl (F)  
☐ Hrdwd/Prqt (d)  
☐ Tile (E)

## % COVERED

## EXTRA'S

- ☐ B-I Slvs  
☐ Ceiling Fans #  
☐ Custom Cbnts  
☐ Walk-In Closets  
☐ Solar (SA)

- ☐ Wet Bar  
☐ Fireplaces #  
☐ Wd Stove (ZWS)  
☐ Gas Log (ZGL)  
☐ Hot Tub (ZHT)

## INT QUALITY

- ☐ Low  
☐ Fair  
☒ Average  
☐ Good  
☐ Very Good  
☐ Excellent

## INT CONDITION

- ☐ Below Average  
☒ Average  
☐ Above Average

## ROOF EXTERIOR

- ☐ Flat (A)  
☒ Gable (C)  
☐ Gambel (E)  
☐ Hip (D)  
☐ Shed (B)  
☒ A-Frame
- ☒ Asphalt (G)  
☐ Wd Shake (H)  
☐ Slate/Tile (K)  
☐ Spnsh Tile (J)  
☐ Metal (N)

## WALLS % COVERED

- ☐ Block (E)  
☐ Brk on Brk (G)  
☐ Brk Veneer (D)  
☒ Frm Wd/Shk (A)  
☐ Log (H)  
☐ Stucco Frm (C)  
☐ Stucco Blk (F)  
☐ Moss Rock (J)

## WINDOWS

- ☐ S/P Alum (A)  
☒ S/P Wd (B)  
☐ Therm Wood (BC)  
☐ Therm Alum (AC)  
☐ Therm Clad  
☐ Storm Wndw

## DOORS (EXT)

- ☐ Clear Pane  
☐ French  
☐ Panel  
☐ Carved  
☐ Solid Core

## BASEMENT

- ☐ Garden Lvl (B)  
☐ Walk-Out (W)  
☐ Subterranean

## FOUNDATION

- ☒ Concrete (A)  
☐ Piers (E)  
☐ Stone (C)

## SITE Spkir Sys

## Frnt / Back

## Topo

## Lndscpng

## EXT QUALITY

- ☐ Low  
☐ Fair  
☒ Average  
☐ Good  
☐ Very Good  
☐ Excellent

## EXT CONDITION

- ☐ Below Average  
☒ Average  
☐ Above Average

## YEAR BUILT:

## ADJUSTED YEAR:

Left tag no response

BIA Rm count

9/17/97 PERMIT #96-527 6/12/96

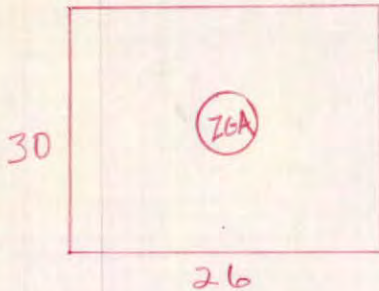
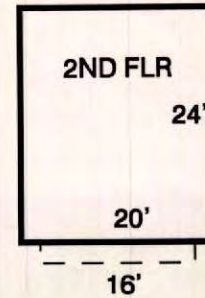
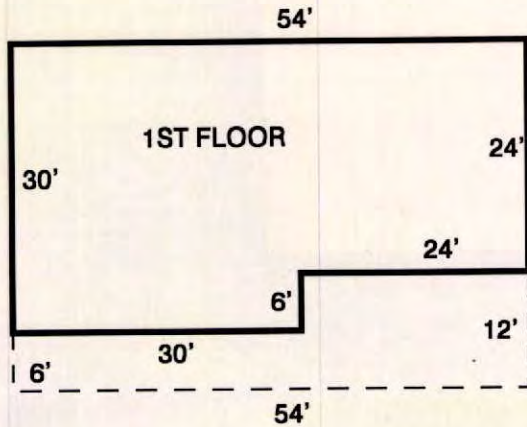
FOR DETACHED GARAGE

780 SQFT

PERMIT VALUE = \$12386

DSO





GARAGE NOT  
TO SCALE

SCALE: 1 inch = 20 feet

| NAME OF AREA    | TOTALS  |
|-----------------|---------|
| First Floor     | 1476.00 |
| Second Floor    | 480.00  |
| WOOD BALCONY    | 468.00  |
| WOOD BALCONY    | 32.00   |
| DETACHED GARAGE | 780.00  |

STR / LEGAL: 23-15-72  
SW 1/4 N/W 1/4 23-15-72 SACS

DATA COLLECTOR: TP DATE: 2/23/95

% COMPLETE: 50% BIA: ✓

DESIGN TYPE: 01 02 04 05 OTHER:           

QUALITY TYPE: Average

ROOMS

5

BDRMS

2

BATHS

1

Full

1/2

3/4

X Shower

X Lav

Jacuzzi

Roman Tub

Rough-In 3/4

HEAT TYPE: F/A SQ FT 1956

OTHER:            SQ FT           

CARPET %            SQ FT           

QA: DESIGN           

EXT:           

INT:





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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0034234**

**Address: 4246 LEE HILL DR UNINCORPORATED, 80302**

**Parcel: 131934002010**

**Location: T2N - R71 W - S34 : BOULDER HEIGHTS - BOV**

**Records:** New Residence (BP-60-4975)  
Residential Addition (BP-65-8352)  
Residential Addition (BP-72-15588)  
Residential Remodel (BP-73-18063)  
Residential Addition (BP-02-1294)  
Rubbish Enforcement (RUB-15-0045)

**Documents:** [IMAGES \(RUB-15-0045\)](#)  
[IMAGES \(RUB-15-0045\)](#)  
[CASE REPORT \(RUB-15-0045\)](#)  
[PARCEL REPORT \(RUB-15-0045\)](#)  
[Site Visit 12/2/15 \(RUB-15-0045\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                  | 1960/2002       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1871 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 650 sq. ft.                 |
| ATTACHED GARAGE AREA                     |                 |                   | 582 sq. ft.                 |
| DECK AREA                                |                 |                   | 400 sq. ft.                 |















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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0034085**

**Address: 4678 LEE HILL DR UNINCORPORATED, 80302**

**Parcel: 131933002005**

**Location: T2N - R71 W - S33 : LAZY ACRES - BOV**

**Records:** New Residence (BP-74-18786)  
Residential Remodel (BP-84-1252)  
Residential Remodel (BP-85-0375)  
Residential Remodel (BP-88-0746)  
Residential Remodel (BP-88-1229)  
Residential Remodel (BP-91-1529)  
Residential Remodel (BP-96-1332)  
Residential Accessory Building (BP-96-1358)  
Residential Remodel (BP-98-1180)

**Documents:** [Microfiche Card \(BP-74-18786\)](#)  
[Microfiche Card \(BP-84-1252\)](#)  
[Microfiche Card \(BP-85-0375\)](#)  
[Microfiche Card \(BP-88-0746\)](#)  
[Microfiche Card \(BP-88-1229\)](#)  
[No Description \(BP-91-1529\)](#)  
[No Description \(BP-96-1332\)](#)  
[No Description \(BP-96-1358\)](#)  
[Blank \(BP-98-1180\)](#)

|             | Style   | Built/Remodeled | Construction Type | Improvement Type            |
|-------------|---------|-----------------|-------------------|-----------------------------|
| Building: 1 | A-FRAME | 1974/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |



|  |              |
|--|--------------|
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1200 sq. ft. |
| 2ND FLOOR AND HIGHER FINISHED AREA       | 656 sq. ft.  |
| WALK-OUT BASEMENT FINISHED AREA          | 600 sq. ft.  |
| DETACHED GARAGE                          | 440 sq. ft.  |
| GARAGE W/ FINISHED WALLS AREA            | 440 sq. ft.  |
| DECK AREA                                | 160 sq. ft.  |











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Planning 303-441-3930 Building 303-441-3925

Account Number: R0031291

Address: 0 LEFTHAND CANYON DR UNINCORPORATED, 80455

Parcel: 145908000005

Location: T1N - R72 W - S08 : TR, NBR 930 WARD AREA

Records: Building Lot Determination (BLD-14-0030)

Documents: [Determination Letter \(BLD-14-0030\)](#)  
[Application Materials \(BLD-14-0030\)](#)

|           | Style | Built/Remodeled | Construction Type | Improvement Type |
|-----------|-------|-----------------|-------------------|------------------|
| Building: |       | /               |                   |                  |

sq. ft.











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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0022597**

**Address: 6101 LEFTHAND CANYON DR UNINCORPORATED, 80302**

**Parcel: 131933000006**

**Location: T2N - R71 W - S33 : TR, NBR 940 GOLD HILL AREA**

**Records:** New Residence (BP-62-6314)  
Flood 2013 Information Note (FLD-13-0446)  
Flood Recovery Access Request (FRAR-13-0014)  
Flood Recovery Access Permit (FRAP-0059)  
Access Permit (TAP-4688)  
Furnace (BP-15-1935)

**Documents:** [Limited Entry Letter \(FLD-13-0446\)](#)  
[Parcel report \(BP-15-1935\)](#)  
[BP application \(BP-15-1935\)](#)  
[Building Permit \(BP-15-1935\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1962/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 660 sq. ft.                 |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 660 sq. ft.                 |
|                     |                 | DECK AREA                                | 72 sq. ft.                  |







## A-Frame Report

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2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0022449**

**Address: 6769 LEFTHAND CANYON DR UNINCORPORATED, 80455**

**Parcel: 131932000009**

**Location: T2N - R71 W - S32 : TR, NBR 940 GOLD HILL AREA**

**Records:** Commercial Remodel (BP-83-0520)  
Residential Accessory Building (BP-70-12972)  
Residential Accessory Building (BP-82-0975)  
Residential Remodel (BP-71-13660)  
Residential Remodel (BP-80-0604)  
New Residence (BP-65-7922)  
Flood 2013 Information Note (FLD-13-0449)

**Documents:**

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1965/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 640 sq. ft.                 |
|                     |                 | DETACHED GARAGE                               | 440 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 205 sq. ft.                 |
|                     |                 | DECK AREA                                     | 120 sq. ft.                 |





(DAF) TAX AREA

1140 1240

| (DAB)<br>SEC. | (DAI)<br>MAP NO         |                      |
|---------------|-------------------------|----------------------|
|               |                         |                      |
| DIST.         |                         |                      |
| E             |                         |                      |
| (HAF)<br>PAGE | (HAI)<br>TYPE<br>INSTR. | (HAB)<br>DOC.<br>FEE |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |
|               |                         |                      |



| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                 | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                   |                         |                                    |                          |                                   |   |                                 | INCOME APPROACH |                          |                  |                |                    |
|-------------------------------------|-----------------|--|-------------------|-------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|-----------------|--------------------------|------------------|----------------|--------------------|
|                                     |                 | (WAA)<br>DATE                            | (WAB)<br>APPAISER | CONFIRMED<br>SALE PRICE | (IAA)<br>OCCUPANCY<br>OWNER/TENANT | (IAB)<br>MONTHLY<br>RENT | (IAC)<br>FURNISHED<br>UNFURNISHED | (IAD)<br>EST. ECONOMIC<br>RENT (UNFUR.) | EST. (WAE)<br>PROPERTY<br>VALUE | DATE            | GROSS RENT<br>MULTIPLIER | ECONOMIC<br>RENT | DATA REFERENCE | INDICATED<br>VALUE |
| (DAH) ZONING                        |                 |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| (JAA) USE                           |                 |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| IMPROVEMENTS                        |                 |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBA                                 | Paved Street    |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBB                                 | Graveled Street |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBC                                 | Unimproved      |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBD                                 | Sidewalk        |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBE                                 | Curb & Gutter   |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBF                                 | Street Lights   |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBG                                 | Alley           |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| UTILITIES                           |                 |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCA                                 | Public Water    |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCB                                 | Well Water      |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCC                                 | Public Sewer    |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCD                                 | Septic System   |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCE                                 | Natural Gas     |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCF                                 | Electricity     |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| TOPOGRAPHY                          |                 |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDA                                 | Level           |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDB                                 | High            |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDC                                 | Steep           |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDD                                 | Low             |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDE                                 | Sloping         |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDF                                 | Hilly           |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDG                                 | Rock            |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDH                                 | Retaining Wall  |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| SHAPE, ETC.                         |                 |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEA                                 | Representative  |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEB                                 | Irregular       |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEC                                 | Cul-De-Sac      |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JED                                 | Corner          |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEE                                 | View            |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEF                                 | Non-St. Front   |  |                   |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |

| LAND VALUE CALCULATION |  |      |               |               |              |                    |       |          |       | APPROACH USED (CORRELATION)<br>FOR ACTUAL VALUE DETERMINATION |                     |               |                           |                          |                     |                           |
|------------------------|--|------|---------------|---------------|--------------|--------------------|-------|----------|-------|---|---------------------|---------------|---------------------------|--------------------------|---------------------|---------------------------|
| (JAB) LAND CLASS       |  | DATE | (GAC)<br>CODE | (GAD)<br>SIZE | BASE<br>UNIT | ADJUSTMENT FACTORS |       |          |       | BASE UNIT<br>VALUE  | TOTAL LAND<br>VALUE | (WBA)<br>DATE | (WBB)<br>APPROACH<br>USED | (WBF)<br>ACTUAL<br>VALUE | LAND/IMPS.<br>RATIO | (WBC)<br>DETERMINED<br>BY |
|                        |  |      |               |               |              | SIZE               | SHAPE | LOCATION | OTHER |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |
|                        |  |      |               |               |              |                    |       |          |       |   |                     |               |                           |                          |                     |                           |



## - (AZ) CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 271 of 488





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025847**

**Address: 2 LEON LN UNINCORPORATED, 80403**

**Parcel: 158136009005**

**Location: T1S - R72 W - S36 : KUHLMANN HEIGHTS 3 - MT**

**Records:** New Residence (BP-77-22238)  
Residential Addition (BP-89-0736)  
Residential Remodel (BP-94-0770)  
Residential Remodel (BP-94-0841)  
Building Lot Determination (BLD-98-016)

**Documents:** [No Description \(BP-94-0841\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1978/1989       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1164 sq. ft.                |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 258 sq. ft.                 |
| DECK AREA                                     |                 |                   | 648 sq. ft.                 |





2 Leon Lane Photo by J. Wahlers 11/2/2017







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0023748**

**Address: 268 LEONARDS RD UNINCORPORATED, 80302**

**Parcel: 146122001005**

**Location: T1N - R71 W - S22 : SEVEN HILLS 1 - MT**

**Records:** Grading (BP-83-0455)  
New Residence (BP-66-9384)  
Residential Remodel (BP-83-0498)  
Electrical Service Change (BP-00-0023)

**Documents:** [BUILDING PERMIT \(BP-00-0023\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| 1 STORY -                                     |                 |                   |                             |
| Building: 1 RANCH                             | 1967/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1351 sq. ft.                |
| SUBTERRANEAN BASEMENT UNFINISHED AREA         |                 |                   | 1206 sq. ft.                |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 192 sq. ft.                 |
| DECK AREA                                     |                 |                   | 265 sq. ft.                 |
| PATIO AREA                                    |                 |                   | 72 sq. ft.                  |
| PORCH AREA                                    |                 |                   | 72 sq. ft.                  |





(VAA) CITY OR TOWN.

## RESIDENTIAL PROPERTY APPRAISAL RECORD

(AB) SCHEDULE NO. 23748

(DAF) TAX AREA 0180

22-1N-71 4878 0023748 0180 0000 00 0 00 000 12F 1

LOT 63 LESS SLY 15 FT SEVEN  
HILLS FIRST

SUNNY HILL

DR MT

EVENSON KENNETH M & VERA

SUNSHINE CANYON  
BOULDER

CO 80302

107 0000 00000

|    |      |      |      |      |       |       |
|----|------|------|------|------|-------|-------|
| 78 | 2400 | 7120 | 9520 | 8000 | 23733 | 31733 |
|----|------|------|------|------|-------|-------|

|    |      |      |      |      |       |       |
|----|------|------|------|------|-------|-------|
| 79 | 2400 | 6550 | 8950 | 8000 | 21833 | 29833 |
|----|------|------|------|------|-------|-------|

00-00  
00-00

1112 1217

APR 1977



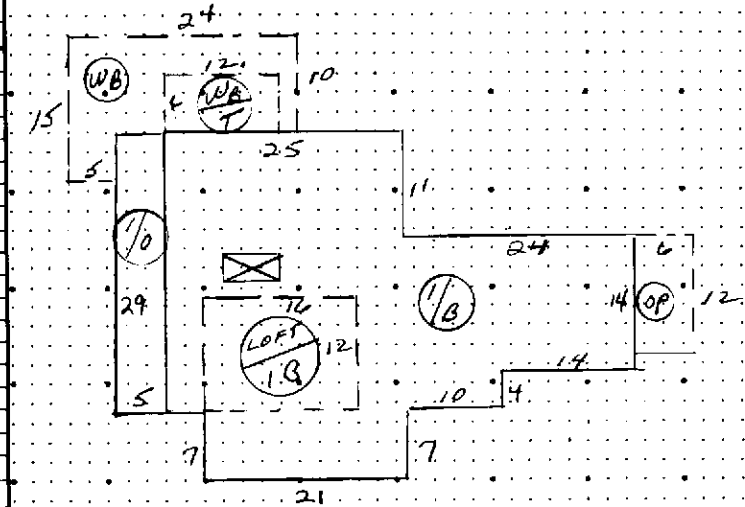
| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                 | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                    |                         |                                    |                          |                                   |   |                                 | INCOME APPROACH |                          |                  |                |                    |
|-------------------------------------|-----------------|--|--------------------|-------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|-----------------|--------------------------|------------------|----------------|--------------------|
| (DAH) ZONING                        |                 | (WAA)<br>DATE                            | (WAB)<br>APPRAISER | CONFIRMED<br>SALE PRICE | (IAA)<br>OCCUPANCY<br>OWNER/TENANT | (IAB)<br>MONTHLY<br>RENT | (IAC)<br>FURNISHED<br>UNFURNISHED | (IAD)<br>EST. ECONOMIC<br>RENT (UNFUR.) | (WAE)<br>EST. PROPERTY<br>VALUE | DATE            | GROSS RENT<br>MULTIPLIER | ECONOMIC<br>RENT | DATA REFERENCE | INDICATED<br>VALUE |
| (JAA) USE                           |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| IMPROVEMENTS                        |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBA                                 | Paved Street    |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBB                                 | Graveled Street |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBC                                 | Unimproved      |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBD                                 | Sidewalk        |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBE                                 | Curb & Gutter   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBF                                 | Street Lights   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBG                                 | Alley           |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| UTILITIES                           |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCA                                 | Public Water    |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCB                                 | Well Water      |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCC                                 | Public Sewer    |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCD                                 | Septic System   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCE                                 | Natural Gas     |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCF                                 | Electricity     |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| TOPOGRAPHY                          |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDA                                 | Level           |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDB                                 | High            |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDC                                 | Steep           |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDD                                 | Low             |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDE                                 | Sloping         |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDF                                 | Hilly           |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDG                                 | Rock            |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDH                                 | Retaining Wall  |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| SHAPE, ETC.                         |                 |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEA                                 | Representative  |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEB                                 | Irregular       |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEC                                 | Cul-De-Sac      |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JED                                 | Corner          |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEE                                 | View            |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEF                                 | Non-St. Front   |  |                    |                         |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 275 of 488



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL (AZ) CARD 1 OF 1 CARDS

|   |  |                               |  |                            |               |              |                                      |                     |
|---|--|-------------------------------|--|----------------------------|---------------|--------------|--------------------------------------|---------------------|
| (AA) TYPE NO. 12F   |  | (AN) DESIGN 1-Story           |  | (AV) APPRAISED BY:         | (AW) DATE: 7/ | Scale: " = " | (AX) Date: 4-12-77                   |                     |
| COST TABLE REFERENCES   |  | YEAR BUILT 1967               |  | ADJUSTED YEAR              |               |              | Computed by: Jm                      |                     |
| (AB) FIRST STORY  | M <input type="checkbox"/> F <input checked="" type="checkbox"/>   | (AO) ROOMS 6                  |  | (AP) BEDROOMS 3            |               |              | (AY) Reviewed by:                    |                     |
| (AC) BASEMENT Full  | Pl <input type="checkbox"/> No <input checked="" type="checkbox"/> | (AQ) BATHS                    |  | FIRST FLOOR FIN. AREA 1393 |               |              | FIRST FLOOR                          | 1977 19             |
| (AD) ABOVE FIRST  | M <input type="checkbox"/> F <input type="checkbox"/>              | ABOVE FIRST FIN. AREA 192     |  | BASEMENT FIN. AREA 0       |               |              | 29 x 30 = 870                        |                     |
| (AE) CARPORT  | 11 12 13   | TOTAL FINISHED AREA 1585      |  | RC.N./SQ.FT. FIN. AREA \$  |               |              | 7 x 21 = 147                         |                     |
| (AF) CARPORT ROOF   | Pitch <input type="checkbox"/> Flat <input type="checkbox"/>       | RC.N.L.D./SQ.FT. FIN. AREA \$ |  |                            |               |              | 10 x 18 = 180                        |                     |
| (AG) GARAGE   | 11 12 13   |                               |  |                            |               |              | 14 x 14 = 196                        |                     |
| (AH) GARAGE WALL  | M <input type="checkbox"/> F <input type="checkbox"/>              |                               |  |                            |               |              | (BA) TOTAL 1393 @ \$10.41            | \$14500             |
| (AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bay <input type="checkbox"/> |  |                               |  |                            |               |              | SECOND FLOOR AND ABOVE               |                     |
| (E) FOUNDATION  |  | (K) APPLIANCES AND MECHANICAL |  | 1977 19                    |               |              | x =                                  |                     |
| A Concrete  | <input checked="" type="checkbox"/>                                | (K) APPLIANCES                |  | TYP NO. UNIT COST COST     |               |              | x =                                  |                     |
| B Block   |  | A Cooking Top                 |  |                            |               |              | (BB) TOTAL                           | \$                  |
| C Stone   |  | B Wall Oven                   |  |                            |               |              | (AJ) 11 12 13 HALF STORY/FIN. ATTIC  |                     |
| D Brick   |  | C Drop-in Range w/Oven        |  |                            |               |              | x =                                  |                     |
| E Piers   |  | D Hood (Standard)             |  |                            |               |              | x =                                  |                     |
| F Mud Sills   |  | E Hood, Custom Str.           |  |                            |               |              | (BC) TOTAL                           | \$                  |
|   |  | F Hood, Custom Con.           |  |                            |               |              | (AK) 11 12 13 PARTIAL BSMT. (UNFIN.) |                     |
| (F) EXTERIOR W.   |  | G Electronic Oven             |  |                            |               |              | 25 x 29 = 725                        |                     |
| A Fr. Wd. or Sh   | <input checked="" type="checkbox"/>                                | H Electric B.B.Q.             |  |                            |               |              | 7 x 21 = 147                         |                     |
| B Fr. Asbestos  |  | I Double Oven                 |  |                            |               |              | 10 x 18 = 180                        |                     |
| C Fr. Stucco  |  | J Central Vacuum              |  |                            |               |              | 14 x 14 = 196                        |                     |
| D Brick Veneer  |  | K Intercom., AM-FM            |  |                            |               |              | (BD) TOTAL 1248 @ \$1.52             | 1900                |
| E Blk. Painted  |  | L Intercom., AM               |  |                            |               |              | TOTAL BASE COST                      | \$16400             |
| F Blk. Stucco   |  | M Intercom., Remote Sta.      |  |                            |               |              | QUALITY ADJUSTMENT                   | 112% %              |
| G Brk. on Brk./Blk  |  | Z                             |  |                            |               |              | ADJUSTED BASE COST                   | \$18368             |
| H Log   |  | (L) PLUMBING                  |  |                            |               |              | (AL) 11 12 13 FINISHED BASEMENT      |                     |
| I Metal   |  | A Base                        |  | 1 1280                     |               |              | x =                                  |                     |
| J L.D./Mud Sills  |  | B 3 Fixture Bath              |  | 1 100                      |               |              | (BE) TOTAL                           | \$                  |
| K S.D./Mud Sills  |  | C 3/4 Bath                    |  |                            |               |              | APPLIANCES & MECHANICAL              | 3677                |
| L S.D./Mud Sills  |  | D 2 Fixture Bath              |  |                            |               |              | DOLLAR ADJUSTMENTS                   |                     |
| (G) WINDOWS   | Wood   | E Lavatory                    |  | 1 100                      |               |              | N.Stn./Moss Rock                     | \$                  |
| Framing Adj.  |  | F Water Closet                |  |                            |               |              | Framing Adj.                         | 1293                |
| Asphalt Shgs.   |  | G Bath Tub                    |  |                            |               |              | Roofing                              | 1465 .26 381        |
| Wood Shakes   |  | H Roman Tub                   |  |                            |               |              | Concrete Slab                        | ( ) ( )             |
| Concrete Block  |  | I Stall Shower                |  |                            |               |              | Carpet                               | 975 .80 ( 780 ) ( ) |
| Spanish Tile  |  | J Stall Shower, w/Door        |  |                            |               |              | (AM) 11 12 13 PORCHES, ETC.          |                     |
| BB/Moss Tile  |  | K Kitchen Sink                |  |                            |               |              | OP 6 x 12 72 550                     |                     |
| Built-Up  |  | L Water Heater                |  |                            |               |              | WB 10 x 24 265 @ \$3.20              | 848                 |
| Asbestos Shgs.  |  | M Laundry Tray                |  |                            |               |              | WB 5 x 5                             |                     |
|   |  | N Disposal                    |  | 1 80                       |               |              | T 6 x 12 72 70                       | 50                  |
|   |  | O Dishwasher                  |  | 1 300                      |               |              | CARPOT                               |                     |
|   |  | P R.I. 3 Fixture Bath         |  | 1 120                      |               |              | (BF) x                               |                     |
|   |  | Q Separate Stack              |  |                            |               |              | (BF) x                               |                     |
|   |  | R Sliding Tub Encl.           |  |                            |               |              | GARAGE                               |                     |
|   |  | S Water Softener              |  |                            |               |              | (BG) x                               |                     |
|   |  | T Sauna Bath                  |  |                            |               |              | (BG) x                               |                     |
|   |  | U Bidet                       |  |                            |               |              | OTHER ITEMS                          | 1528                |
|   |  | Z                             |  |                            |               |              | REPLACEMENT COST NEW                 | \$24468             |
| (I) INTERIOR FIN.   |  | (M) HEATING & COOLING         |  | SQ. FT. UNIT               |               |              | ADJUSTED % GOOD                      | 97 % %              |
| A Unfinished  |  | A Forced Air                  |  |                            |               |              | TOTAL R.C.N.L.D.                     | \$23734             |
| B Plastered   |  | B Gravity                     |  |                            |               |              |                                      |                     |
| C Drywall   | <input checked="" type="checkbox"/>                                | C Hot Wtr. or Steam           |  | X 1393 .95 1323            |               |              |                                      |                     |
| D Wallboard   |  | D Bsmt. Hot Wtr. Heat         |  | X 1248 .38 474             |               |              |                                      |                     |
| E Plywood   |  | E Electric                    |  |                            |               |              |                                      |                     |
| F Hardwood Panel  |  | F Wall or Floor Furnace       |  |                            |               |              |                                      |                     |
|   |  | G Air Cond. (In Ht. Ducts)    |  |                            |               |              |                                      |                     |
| (J) FLOORS & FLRG.  |  | H Air Cond. (w/Own Ducts)     |  |                            |               |              |                                      |                     |
| A Wood Joists   |  | I Evaporative Coolers         |  |                            |               |              |                                      |                     |
| B Subfloor  |  |                               |  |                            |               |              |                                      |                     |
| C Softwood Flrg.  |  | J Electronic Air Cleaners     |  |                            |               |              |                                      |                     |
| D Hardwood Flrg.  |  | K Humidifiers                 |  |                            |               |              |                                      |                     |
| E Resilient Flrg.   |  | L Elect. Wall Ht.-750W        |  |                            |               |              |                                      |                     |
| F Ceramic Tile  |  | M Elect. Wall Ht.-1500W       |  |                            |               |              |                                      |                     |
| G Conc. Slab  |  | N Attic Ex. Fan (w/Timer)     |  |                            |               |              |                                      |                     |
| H Carpet  |  | O Thru-Wall Air Cond.         |  |                            |               |              |                                      |                     |
|   |  | Z                             |  |                            |               |              |                                      |                     |
| TOTAL APPLIANCES & MECHANICAL   |  | TOTAL QUALITY                 |  | 112 %                      |               |              |                                      |                     |



| (Z) OTHER ITEMS   |                     | EST. R.C.N. |
|-------------------|---------------------|-------------|
| A                 | Fireplace           | 1000        |
| B                 | Yard Improvements   |             |
| C                 | Loft 12 x 16 @ 2.75 | 528         |
| D                 |                     |             |
| E                 |                     |             |
| Z                 |                     |             |
| TOTAL OTHER ITEMS |                     | 1528        |

REMARKS

LOFT 12 x 16

| QUALITY ADJUSTMENT            |     | DEPRECIATION                 |         |
|-------------------------------|-----|------------------------------|---------|
| (At Time of Construction)     | - + | Year of Appraisal            | 1971 19 |
| (CA) Design (Maximum 2%)      |     | By                           |         |
| (CB) Exterior (Maximum 3%)    |     | (DA) Year Built              | 62      |
| (CC) Interior (Maximum 11%)   |     | (DB) Year Remodeled          |         |
| (CD) NET VARIANCE (From Type) |     | (DC) % Remodeled             |         |
|                               |     | (DD) Adjusted Year Built     |         |
|                               |     | Normal % Good                |         |
|                               |     | (DE) Condition For Age       |         |
|                               |     | (DF) Functional Obsolescence |         |
|                               |     | (DG) Economic Obsolescence   |         |
| TOTAL QUALITY                 |     | 112 %                        |         |

|                                      |  |                     |
|--------------------------------------|--|---------------------|
| (AX) Date: 4-12-77                   |  |                     |
| Computed by: Jm                      |  |                     |
| (AY) Reviewed by:                    |  |                     |
| FIRST FLOOR                          |  | 1977 19             |
| 29 x 30 = 870                        |  |                     |
| 7 x 21 = 147                         |  |                     |
| 10 x 18 = 180                        |  |                     |
| 14 x 14 = 196                        |  |                     |
| (BA) TOTAL 1393 @ \$10.41            |  | \$14500             |
| SECOND FLOOR AND ABOVE               |  |                     |
| x =                                  |  |                     |
| x =                                  |  |                     |
| (BB) TOTAL                           |  | \$                  |
| (AJ) 11 12 13 HALF STORY/FIN. ATTIC  |  |                     |
| x =                                  |  |                     |
| x =                                  |  |                     |
| (BC) TOTAL                           |  | \$                  |
| (AK) 11 12 13 PARTIAL BSMT. (UNFIN.) |  |                     |
| 25 x 29 = 725                        |  |                     |
| 7 x 21 = 147                         |  |                     |
| 10 x 18 = 180                        |  |                     |
| 14 x 14 = 196                        |  |                     |
| (BD) TOTAL 1248 @ \$1.52             |  | 1900                |
| TOTAL BASE COST                      |  | \$16400             |
| QUALITY ADJUSTMENT                   |  | 112% %              |
| ADJUSTED BASE COST                   |  | \$18368             |
| (AL) 11 12 13 FINISHED BASEMENT      |  |                     |
| x =                                  |  |                     |
| x =                                  |  |                     |
| (BE) TOTAL                           |  | \$                  |
| APPLIANCES & MECHANICAL              |  | 3677                |
| DOLLAR ADJUSTMENTS                   |  |                     |
| N.Stn./Moss Rock                     |  | \$                  |
| Framing Adj.                         |  | 1293                |
| Roofing                              |  | 1465 .26 381        |
| Concrete Slab                        |  | ( ) ( )             |
| Carpet                               |  | 975 .80 ( 780 ) ( ) |
| (AM) 11 12 13 PORCHES, ETC.          |  |                     |
| OP 6 x 12 72 550                     |  |                     |
| WB 10 x 24 265 @ \$3.20              |  | 848                 |
| WB 5 x 5                             |  |                     |
| T 6 x 12 72 70                       |  | 50                  |
| CARPORT                              |  |                     |
| (BF) x                               |  |                     |
| (BF) x                               |  |                     |
| GARAGE                               |  |                     |
| (BG) x                               |  |                     |
| (BG) x                               |  |                     |
| OTHER ITEMS                          |  | 1528                |
| REPLACEMENT COST NEW                 |  | \$24468             |
| ADJUSTED % GOOD                      |  | 97 % %              |
| TOTAL R.C.N.L.D.                     |  | \$23734             |





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0051295**

**Address: 1120 LEWIS LN UNINCORPORATED, 80503**

**Parcel: 120306000007**

**Location: T3N - R70 W - S06 : TR, NBR 962 LYONS AREA**

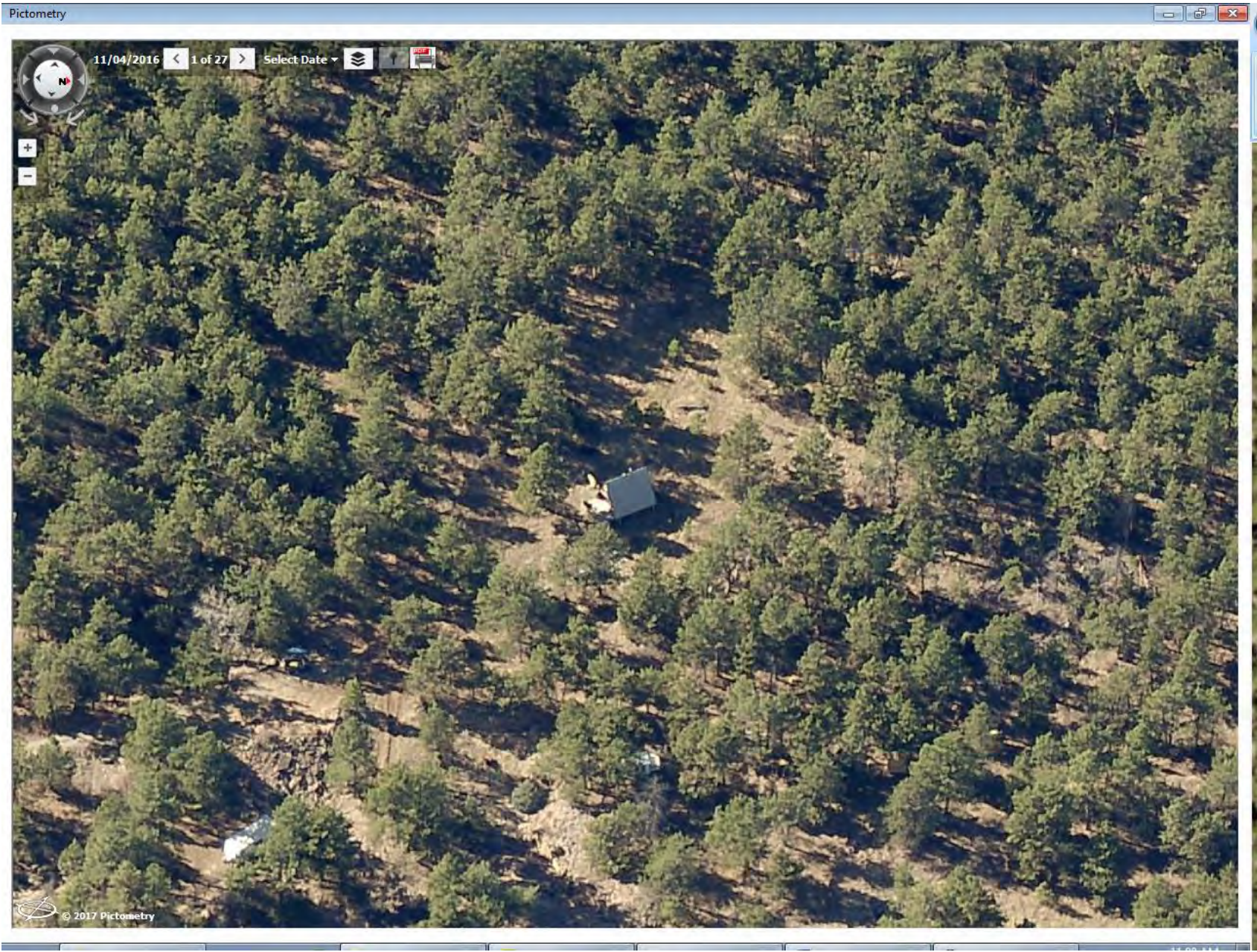
**Records:** Building Lot Determination (BLD-04-064)  
Research (RES-11-0057)  
Research (RES-17-0047)

**Documents:** [blot letter \(BLD-04-064\)](#)  
[Research \(RES-11-0057\)](#)  
[Research \(RES-11-0057\)](#)  
[Research \(RES-11-0057\)](#)  
[Research \(RES-11-0057\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1971/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 255 sq. ft.                 |
|             |         |                 | DECK AREA                                | 120 sq. ft.                 |



















## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0069306**

**Address: 893 LOGAN MILL RD UNINCORPORATED, 80302**

**Parcel: 146120000081**

**Location: T1N - R71 W - S20 : TR, NBR 903 SUGARLOAF AREA**

**Records:** New Residence (BP-76-20944)  
Residential Addition (BP-83-0731)  
New Residence (BP-76-21167)  
Residential Accessory Building (BP-93-0750)  
Residential Accessory Building (BP-96-0140)  
Four Mile Fire Area (FMFA-11-0099)  
Research (RES-11-0040)  
Reroofing (BP-12-0949)

**Documents:** [No Description \(BP-93-0750\)](#)  
[No Description \(BP-96-0140\)](#)  
[Research \(RES-11-0040\)](#)  
[Research \(RES-11-0040\)](#)  
[Research \(RES-11-0040\)](#)  
[BP Application & Parcel Report 6/7/12 \(BP-12-0949\)](#)  
[final \(BP-12-0949\)](#)

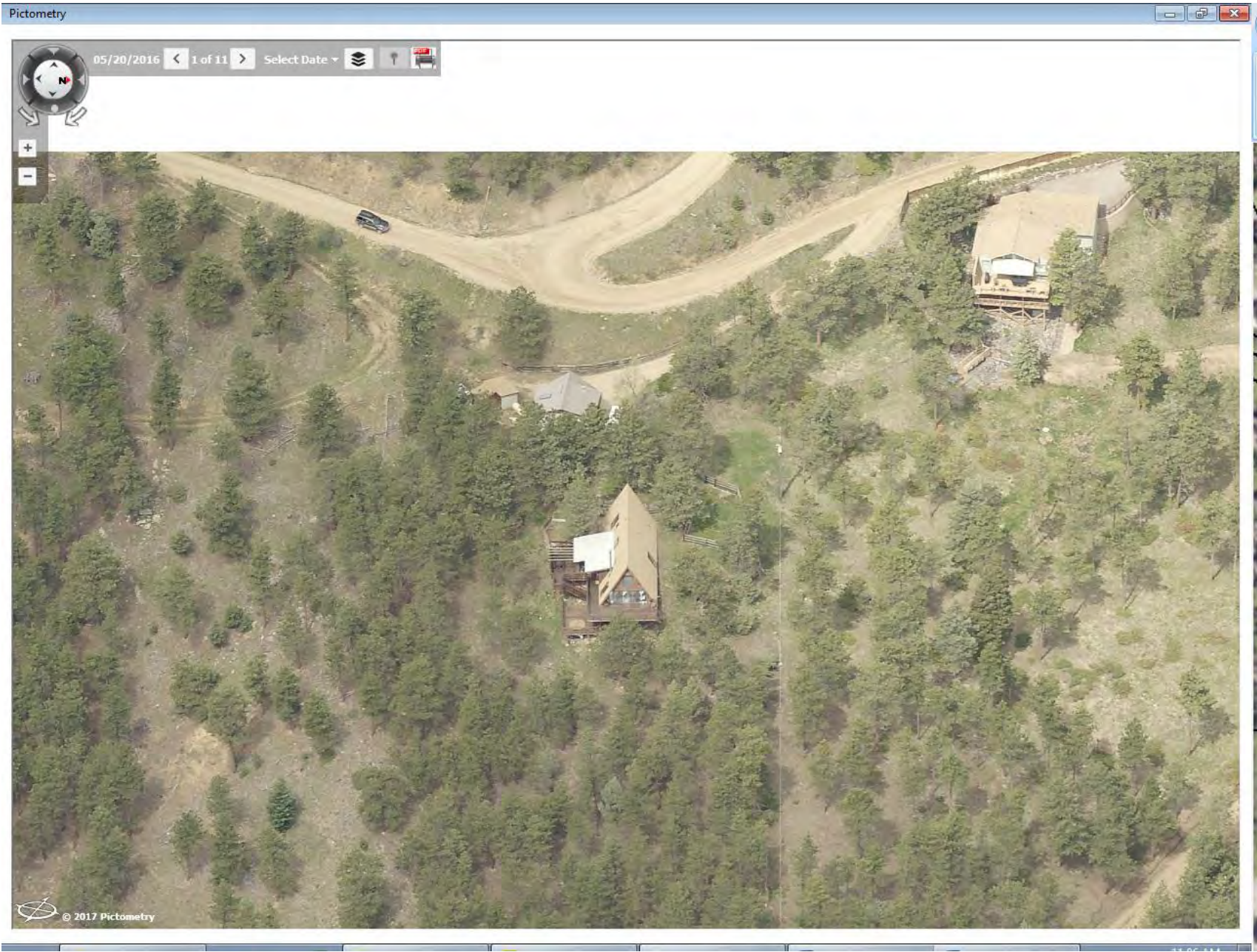
|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1976/2012       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1378 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 504 sq. ft.                 |



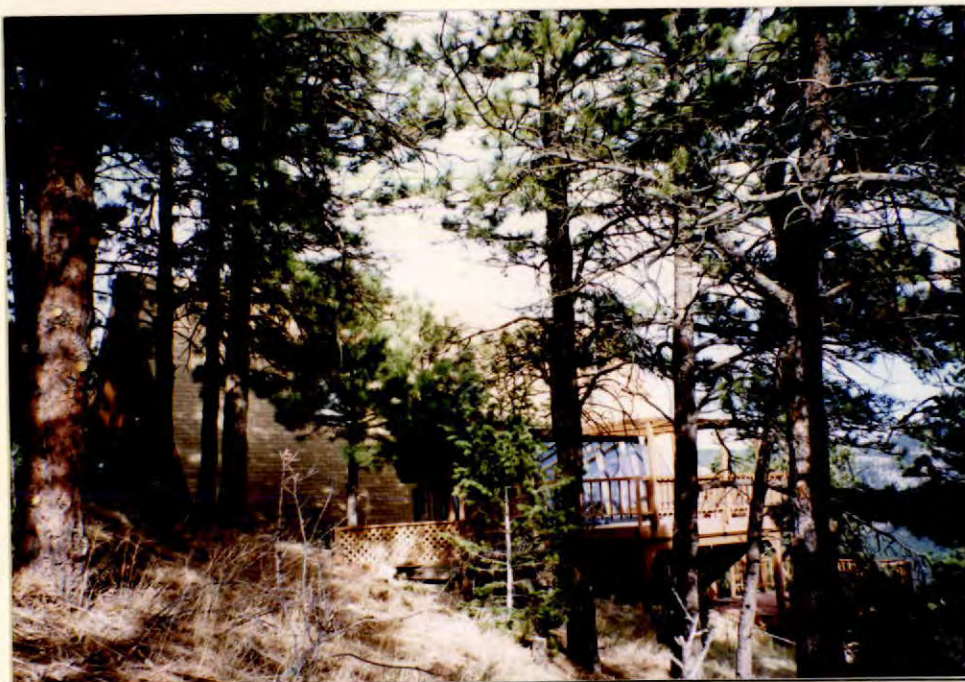
|                                 |              |
|---------------------------------|--------------|
| WALK-OUT BASEMENT FINISHED AREA | 456 sq. ft.  |
| DETACHED GARAGE                 | 576 sq. ft.  |
| DECK AREA                       | 1222 sq. ft. |
| PATIO AREA                      | 52 sq. ft.   |











## ROOF EXTERIOR

|   |   |
|---|---|
| <input type="checkbox"/> Flat (A)             | <input checked="" type="checkbox"/> Asphalt (G) |
| <input checked="" type="checkbox"/> Gable (C) | <input type="checkbox"/> Wd Shake (H)           |
| <input type="checkbox"/> Gambel (E)           | <input type="checkbox"/> Slate/Tile (K)         |
| <input type="checkbox"/> Hip (D)              | <input type="checkbox"/> Spnsh Tile (J)         |
| <input type="checkbox"/> Shed (B)             | <input type="checkbox"/> Metal (N)              |

| WALLS  | % COVERED                |
|--|--------------------------|
| <input type="checkbox"/> Block (E)                 | <input type="checkbox"/> |
| <input type="checkbox"/> Brk on Brk (G)            | <input type="checkbox"/> |
| <input type="checkbox"/> Brk Veneer (D)            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Frm Wd/Shk (A) | 100                      |
| <input type="checkbox"/> Log (H)                   | <input type="checkbox"/> |
| <input type="checkbox"/> Stucco Frm (C)            | <input type="checkbox"/> |
| <input type="checkbox"/> Stucco Blk (F)            | <input type="checkbox"/> |
| <input type="checkbox"/> Moss Rock (J)             | <input type="checkbox"/> |

| WINDOWS   | DOORS (EXT)                               |
|---|---|
| <input type="checkbox"/> S/P Alum (A)               | <input type="checkbox"/> Clear Pane       |
| <input type="checkbox"/> S/P Wd (B)                 | <input type="checkbox"/> French           |
| <input type="checkbox"/> Therm Wood (BC)            | <input checked="" type="checkbox"/> Panel |
| <input checked="" type="checkbox"/> Therm Alum (AC) | <input type="checkbox"/> Carved           |
| <input type="checkbox"/> Therm Clad                 | <input type="checkbox"/> Solid Core       |
| <input type="checkbox"/> Storm Wndw                 |   |

| FOUNDATION                                       | BASEMENT   |
|--|--|
| <input type="checkbox"/> Brick (D)               | <input type="checkbox"/> Garden Lvl (B)          |
| <input type="checkbox"/> Block (B)               | <input checked="" type="checkbox"/> Walk-Out (W) |
| <input checked="" type="checkbox"/> Concrete (A) | <input type="checkbox"/> Subterranean            |
| <input type="checkbox"/> Piers (E)               |  |
| <input type="checkbox"/> Stone (C)               |  |

SITE Spkr Sys Frnt / Back

Topo Steep  
Lndscpng good

| EXT QUALITY                              | EXT CONDITION                               |
|--|---|
| <input type="checkbox"/> Low             | <input type="checkbox"/> Below Average      |
| <input type="checkbox"/> Fair            | <input checked="" type="checkbox"/> Average |
| <input type="checkbox"/> Average         | <input type="checkbox"/> Above Average      |
| <input checked="" type="checkbox"/> Good |   |
| <input type="checkbox"/> Very Good       |   |
| <input type="checkbox"/> Excellent       |   |

YEAR BUILT: 1976  
ADJUSTED YEAR: 1978

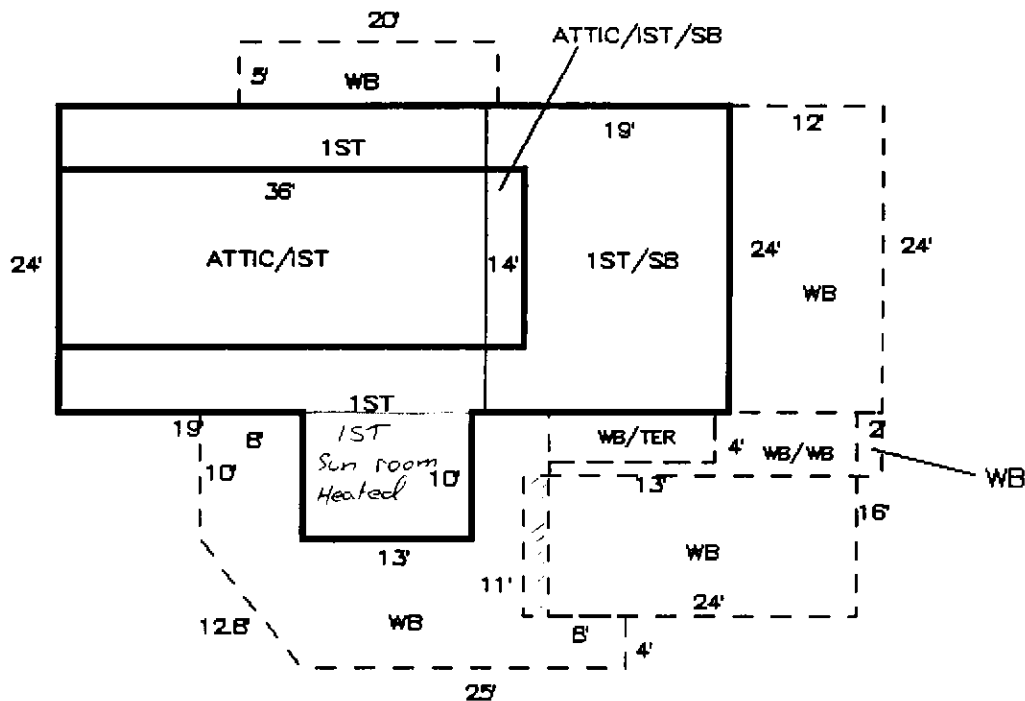
Good quality A-frame.  
Expansive decks with  
hot tub. Several  
skylights.  
Finished walk-out bsm.  
(SB, WTS and finished  
sun room that includes heat,  
were not on old card  
custom garage on other  
card is new for 1994)

Very private. Good view of Fourmile Area.  
Good sun.

## INTERIOR

| DOORS  | TRIM  |
|--|---|
| <input type="checkbox"/> Clear Pane                | <input type="checkbox"/> Painted                  |
| <input type="checkbox"/> French                    | <input checked="" type="checkbox"/> Stained       |
| <input checked="" type="checkbox"/> Hollow Core    | <input type="checkbox"/> 6" - 9" Fir              |
| <input type="checkbox"/> Panel Hollow              | <input type="checkbox"/> Chair Rail               |
| <input type="checkbox"/> Panel Solid               | <input type="checkbox"/> Ceiling                  |
| <input type="checkbox"/> Solid Core                |   |
| CEILINGS   | DRYWALL   |
| <input checked="" type="checkbox"/> Stndrd 8'      | <input type="checkbox"/> Archways                 |
| <input type="checkbox"/> 9' Plus                   | <input type="checkbox"/> Radius Corners           |
| <input checked="" type="checkbox"/> Vaulted        | <input type="checkbox"/> Angled Walls             |
| <input type="checkbox"/> 2 Stry Clr Span           | <input type="checkbox"/> Curved Walls             |
| <input type="checkbox"/> Coved                     | <input type="checkbox"/> Niches                   |
| KITCHEN  | HEAT  |
| <input checked="" type="checkbox"/> Disposal (N)   | <input type="checkbox"/> Electric (E)             |
| <input checked="" type="checkbox"/> Dishwasher (O) | <input type="checkbox"/> Forced Air (A)           |
| <input type="checkbox"/> Jenn Air                  | <input checked="" type="checkbox"/> Hot Water (C) |
| <input type="checkbox"/> X Sink (K)                | <input type="checkbox"/> Wall/Space Heat (F)      |
| <input type="checkbox"/> Cooking Island            | <input type="checkbox"/> Air Condtn (G or H)      |
| <input type="checkbox"/> Cabinet Island            | <input type="checkbox"/> Evap Cooler (I)          |
| FLOOR COVERS                                       | % COVERED   |
| <input checked="" type="checkbox"/> Carpet (J)     | 60  |
| <input checked="" type="checkbox"/> Vinyl (F)      | 20  |
| <input checked="" type="checkbox"/> Hrdwd/Prqt (d) | 15  |
| <input type="checkbox"/> Tile (E)                  |   |
| <input checked="" type="checkbox"/> Brick          | 5   |
|  | 80  |
| EXTRA'S  | INT CONDITION                                     |
| <input type="checkbox"/> B-I Slvs                  | <input type="checkbox"/> Wet Bar                  |
| <input type="checkbox"/> Ceiling Fans #            | <input type="checkbox"/> Fireplaces #             |
| <input type="checkbox"/> Custom Cbnts              | <input type="checkbox"/> Wd Stove (ZWS)           |
| <input type="checkbox"/> Walk-In Closets           | <input type="checkbox"/> Gas Log (ZGL)            |
| <input type="checkbox"/> Solar (SA)                | <input type="checkbox"/> Hot Tub (ZHT)            |
| <input type="checkbox"/> 1 wood stove              |   |
| INT QUALITY  |   |
| <input type="checkbox"/> Low                       |   |
| <input type="checkbox"/> Fair                      |   |
| <input type="checkbox"/> Average                   |   |
| <input checked="" type="checkbox"/> Good           |   |
| <input type="checkbox"/> Very Good                 |   |
| <input type="checkbox"/> Excellent                 |   |





SCALE: 1 inch =

| NAME OF AREA        | TOTALS  |
|---------------------|---------|
| First Floor         | 1378.00 |
| ATTIC               | 504.00  |
| WALK-OUT BSM. (FIN) | 456.00  |
| WOOD BALCONY        | 620.00  |
| WOOD BALCONY        | 502.00  |
| WOOD BALCONY        | 100.00  |
| TERRACE             | 52.00   |

STR/LEGAL: 20-IN-71  
 ELY 584 FT Anna K. Id. 14866  
 Sugarbait 2 ACS, ETAL 2.13 ACS Total  
 DATA COLLECTOR: GXS DATE: 11/9/94  
 % COMPLETE: 100 BIA: Phone call  
 DESIGN TYPE: 01 02 04 05 OTHER: A frame  
 QUALITY TYPE: Good  
 ROOMS 6 BDRMS 3 BATHS 2  
 HEAT TYPE: Hot water SQ FT 1752  
 OTHER: Base SQ FT 456  
 CARPET % \_\_\_\_\_ SQ FT \_\_\_\_\_  
 QA: DESIGN \_\_\_\_\_  
 EXT: \_\_\_\_\_  
 INT: \_\_\_\_\_  
 Full  
 1/2  
 3/4  
 X Shower  
 X Lav  
 Jacuzzi  
 Roman Tub  
 Rough-In 3/4





### ROOF EXTERIOR

|   |   |
|---|---|
| <input type="checkbox"/> Flat (A)             | <input checked="" type="checkbox"/> Asphalt (G) |
| <input checked="" type="checkbox"/> Gable (C) | <input type="checkbox"/> Wd Shake (H)           |
| <input type="checkbox"/> Gambel (E)           | <input type="checkbox"/> Slate/Tile (K)         |
| <input type="checkbox"/> Hip (D)              | <input type="checkbox"/> Spnsh Tile (J)         |
| <input type="checkbox"/> Shed (B)             | <input type="checkbox"/> Metal (N)              |

|  |                          |
|--|--------------------------|
| <b>WALLS</b>                                       | <b>% COVERED</b>         |
| <input type="checkbox"/> Block (E)                 | <input type="checkbox"/> |
| <input type="checkbox"/> Brk on Brk (G)            | <input type="checkbox"/> |
| <input type="checkbox"/> Brk Veneer (D)            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Frm Wd/Shk (A) | 100                      |
| <input type="checkbox"/> Log (H)                   | <input type="checkbox"/> |
| <input type="checkbox"/> Stucco Frm (C)            | <input type="checkbox"/> |
| <input type="checkbox"/> Stucco Blk (F)            | <input type="checkbox"/> |
| <input type="checkbox"/> Moss Rock (J)             | <input type="checkbox"/> |

|   |                                     |
|---|-------------------------------------|
| <b>WINDOWS</b>                                      | <b>DOORS (EXT)</b>                  |
| <input type="checkbox"/> S/P Alum (A)               | <input type="checkbox"/> Clear Pane |
| <input type="checkbox"/> S/P Wd (B)                 | <input type="checkbox"/> French     |
| <input type="checkbox"/> Therm Wood (BC)            | <input type="checkbox"/> Panel      |
| <input checked="" type="checkbox"/> Therm Alum (AC) | <input type="checkbox"/> Carved     |
| <input type="checkbox"/> Therm Clad                 | <input type="checkbox"/> Solid Core |
| <input type="checkbox"/> Storm Wndw                 |                                     |

|  |
|--|
| <b>FOUNDATION</b>                                |
| <input type="checkbox"/> Brick (D)               |
| <input type="checkbox"/> Block (B)               |
| <input checked="" type="checkbox"/> Concrete (A) |
| <input type="checkbox"/> Piers (E)               |
| <input type="checkbox"/> Stone (C)               |

**BASEMENT**

☐ Garden Lvl (B)

☐ Walk-Out (W)

☐ Subterranean

**SITE** Spklr Sys \_\_\_\_\_

Topo \_\_\_\_\_

Lndscpng \_\_\_\_\_

|  |   |
|--|---|
| <b>EXT QUALITY</b>                       | <b>EXT CONDITION</b>                              |
| <input type="checkbox"/> Low             | <input type="checkbox"/> Below Average            |
| <input type="checkbox"/> Fair            | <input type="checkbox"/> Average                  |
| <input type="checkbox"/> Average         | <input checked="" type="checkbox"/> Above Average |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/>                          |
| <input type="checkbox"/> Very Good       | <input type="checkbox"/>                          |
| <input type="checkbox"/> Excellent       | <input type="checkbox"/>                          |

YEAR BUILT: 1994

ADJUSTED YEAR: \_\_\_\_\_

Custom garage with unfinished attic they may be finished in future years.

### INTERIOR

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>DOORS</b>                          | <b>TRIM</b>                          |
| <input type="checkbox"/> Clear Pane   | <input type="checkbox"/> Painted     |
| <input type="checkbox"/> French       | <input type="checkbox"/> Stained     |
| <input type="checkbox"/> Hollow Core  | <input type="checkbox"/> 6" - 9" Flr |
| <input type="checkbox"/> Panel Hollow | <input type="checkbox"/> Chair Rail  |
| <input type="checkbox"/> Panel Solid  | <input type="checkbox"/> Ceiling     |
| <input type="checkbox"/> Solid Core   |                                      |

|  |   |
|--|---|
| <b>CEILINGS</b>                          | <b>DRYWALL</b>                          |
| <input type="checkbox"/> Stndrd 8'       | <input type="checkbox"/> Archways       |
| <input type="checkbox"/> 9' Plus         | <input type="checkbox"/> Radius Corners |
| <input type="checkbox"/> Vaulted         | <input type="checkbox"/> Angled Walls   |
| <input type="checkbox"/> 2 Stry Clr Span | <input type="checkbox"/> Curved Walls   |
| <input type="checkbox"/> Coved           | <input type="checkbox"/> Niches         |

|   |  |
|---|--|
| <b>KITCHEN</b>                          | <b>HEAT</b>                                  |
| <input type="checkbox"/> Disposal (N)   | <input type="checkbox"/> Electric (E)        |
| <input type="checkbox"/> Dishwasher (O) | <input type="checkbox"/> Forced Air (A)      |
| <input type="checkbox"/> Jenn Air       | <input type="checkbox"/> Hot Water (C)       |
| <input type="checkbox"/> X Sink (K)     | <input type="checkbox"/> Wall/Space Heat (F) |
| <input type="checkbox"/> Cooking Island | <input type="checkbox"/> Air Condtn (G or H) |
| <input type="checkbox"/> Cabinet Island | <input type="checkbox"/> Evap Cooler (I)     |

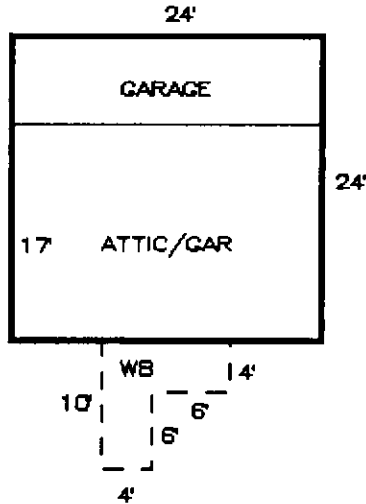
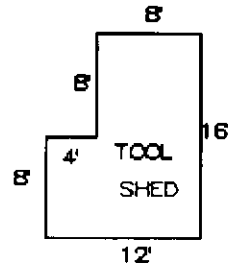
|   |                          |
|---|--------------------------|
| <b>FLOOR COVERS</b>                     | <b>% COVERED</b>         |
| <input type="checkbox"/> Carpet (J)     | <input type="checkbox"/> |
| <input type="checkbox"/> Vinyl (F)      | <input type="checkbox"/> |
| <input type="checkbox"/> Hrdwd/Prqt (d) | <input type="checkbox"/> |
| <input type="checkbox"/> Tile (E)       | <input type="checkbox"/> |

|  |   |
|--|---|
| <b>EXTRA'S</b>                           |   |
| <input type="checkbox"/> B-I Slvs        | <input type="checkbox"/> Wet Bar        |
| <input type="checkbox"/> Ceiling Fans #  | <input type="checkbox"/> Fireplaces #   |
| <input type="checkbox"/> Custom Cbnts    | <input type="checkbox"/> Wd Stove (ZWS) |
| <input type="checkbox"/> Walk-In Closets | <input type="checkbox"/> Gas Log (ZGL)  |
| <input type="checkbox"/> Solar (SA)      | <input type="checkbox"/> Hot Tub (ZHT)  |

|                                    |  |
|------------------------------------|--|
| <b>INT QUALITY</b>                 | <b>INT CONDITION</b>                   |
| <input type="checkbox"/> Low       | <input type="checkbox"/> Below Average |
| <input type="checkbox"/> Fair      | <input type="checkbox"/> Average       |
| <input type="checkbox"/> Average   | <input type="checkbox"/> Above Average |
| <input type="checkbox"/> Good      |  |
| <input type="checkbox"/> Very Good |  |
| <input type="checkbox"/> Excellent |  |



See main card for house



SCALE: 1 inch =

| NAME OF AREA       | TOTALS |
|--------------------|--------|
| WOOD BALCONY       | 64.00  |
| Garage             | 576.00 |
| ATTIC (UNFINISHED) | 408.00 |
| TOOL SHED          | 160.00 |

STR / LEGAL: 20 - 1A1 - 71

DATA COLLECTOR: DATE:

% COMPLETE: BIA:

DESIGN TYPE: 01 02 04 05 OTHER:

QUALITY TYPE:

ROOMS

BDRMS

BATHS

|                          |              |
|--------------------------|--------------|
| <input type="checkbox"/> | Full         |
| <input type="checkbox"/> | 1/2          |
| <input type="checkbox"/> | 3/4          |
| <input type="checkbox"/> | X Shower     |
| <input type="checkbox"/> | X Lav        |
| <input type="checkbox"/> | Jacuzzi      |
| <input type="checkbox"/> | Roman Tub    |
| <input type="checkbox"/> | Rough-In 3/4 |

HEAT TYPE: SQ FT

OTHER: SQ FT

CARPET % SQ FT

QA: DESIGN

EXT:

INT:



69306  
323663-8-77  
0350

(VAA) CITY OR TOWN

MOUNTAINS

(AA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TAX AREA

0350

20-1N-71 9132 0069306 0350 1461 20 0 00 081 15F 2

ELY 584 FT ANNA K LD 14866  
SUGLF 2 ACS & 10 FT X 584 FT  
STRIP OF LOT 92 .13 AC

LOGAN MILL

RD MT

SHELDON M ROSS &amp; JANE F

PO BOX 4234  
BOULDER

CO 80306

000 0000 00000

78 210 3380 3590 700 11267 11967

79 210 3890 4100 700 12967 13667

183346 00-00  
07-76 S 9000

1112 1217 11.40L 12.40 int

584 Ft. Strip of Lot 92 .13 AC

NOV

1976

20944-24,000



| LAND ATTRIBUTES<br>SUBJECT PROPERTY |           | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                  |                        |                              |   |  |                                   |                           | INCOME APPROACH   |                       |               |                     |                    |                  |                     |       |            |
|-------------------------------------|-----------|--|------------------|------------------------|------------------------------|---|--|-----------------------------------|---------------------------|---|-----------------------|---------------|---------------------|--------------------|------------------|---------------------|-------|------------|
| (DAH) ZONING                        | (JAA) USE | (WAA) DATE                               | (WAB) APPRAISER  | CONFIRMED SALE PRICE   | (IAA) OCCUPANCY OWNER/TENANT | (IAB) MONTHLY RENT  | (IAC) FURNISHED UNFURNISHED                  | (IAD) EST. ECONOMIC RENT (UNFUR.) | EST. (WAE) PROPERTY VALUE | DATE  | GROSS RENT MULTIPLIER | ECONOMIC RENT | DATA REFERENCE      | INDICATED VALUE    |                  |                     |       |            |
|                                     |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| IMPROVEMENTS                        |           | LAND VALUE CALCULATION                   |                  |                        |                              |   |  |                                   |                           | APPROACH USED (CORRELATION)<br>FOR ACTUAL VALUE DETERMINATION |                       |               |                     |                    |                  |                     |       |            |
| JBA Paved Street                    |           | DATE                                     | (GAC) CODE       | (GAD) SIZE             | BASE UNIT                    | ADJUSTMENT FACTORS<br>SIZE SHAPE LOCATION OTHER COMPOSITE |  |                                   |                           | BASE UNIT VALUE   | TOTAL LAND VALUE      | (WBA) DATE    | (WBB) APPROACH USED | (WBF) ACTUAL VALUE | LAND/IMPS. RATIO | (WBC) DETERMINED BY |       |            |
| JBB Graveled Street                 |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JBC Unimproved                      |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JBD Sidewalk                        |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JBE Curb & Gutter                   |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JBF Street Lights                   |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JBG Alley                           |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| UTILITIES                           |           | COST APPROACH                            |                  |                        |                              |   |  |                                   |                           | ACTUAL VALUE  |                       |               |                     |                    | ASSESSED VALUE   |                     |       |            |
| JCA Public Water                    |           | DATE                                     | TOTAL R.C.N.L.D. |                        | COST FACTORS<br>AREA TIME    |   | ADJUSTED R.C.N.L.D.                          |                                   | ADD LAND                  | INDICATED VALUE   | (FAC) YEAR            | (GAB) LAND    | (FAB) IMPS.         | TOTAL              | LAND             | IMPS.               | TOTAL | ENTERED BY |
| JCB Well Water                      |           |  |                  |                        | %                            | %   |  |                                   |                           |   | 19 77                 | 1530          | 11,260              | 13,790             | 210              | 3380                | 3840  | 3-30-77    |
| JCC Public Sewer                    |           |  |                  |                        | %                            | %   |  |                                   |                           |   | 19 80                 |               |                     |                    | 1,350            |                     |       | 4-30-80    |
| JCD Septic System                   |           |  |                  |                        | %                            | %   |  |                                   |                           |   | 19                    |               |                     |                    |                  |                     |       |            |
| JCE Natural Gas                     |           |  |                  |                        | %                            | %   |  |                                   |                           |   | 19                    |               |                     |                    |                  |                     |       |            |
| JCF Electricity                     |           |  |                  |                        | %                            | %   |  |                                   |                           |   | 19                    |               |                     |                    |                  |                     |       |            |
| TOPOGRAPHY                          |           | MARKET APPROACH (COMPARABLE SALES)       |                  |                        |                              |   |  |                                   |                           | Reviewed by:  |                       |               |                     |                    | Date:            |                     |       |            |
| JDA Level                           |           | SALES REFERENCE                          | DATE OF SALE     | PRICE PAID (R.E. ONLY) | TIME ADJ.                    | LOCATION ADJ.   | PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS) |                                   |                           | INDICATED VALUE   |                       |               |                     |                    |                  |                     |       |            |
| JDB High                            |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JDC Steep                           |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JDD Low                             |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JDE Sloping                         |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JDF Hilly                           |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JDG Rock                            |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JDH Retaining Wall                  |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| SHAPE, ETC.                         |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JEA Representative                  |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JEB Irregular                       |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JEC Cul-De-Sac                      |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JED Corner                          |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JEE View                            |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |
| JEF Non-St. Front                   |           |  |                  |                        |                              |   |  |                                   |                           |   |                       |               |                     |                    |                  |                     |       |            |



## - (A7) CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

Appendix B. Compilation of Known A-frames within County Assessor Records with Photographs Page 289 of 488





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0029002

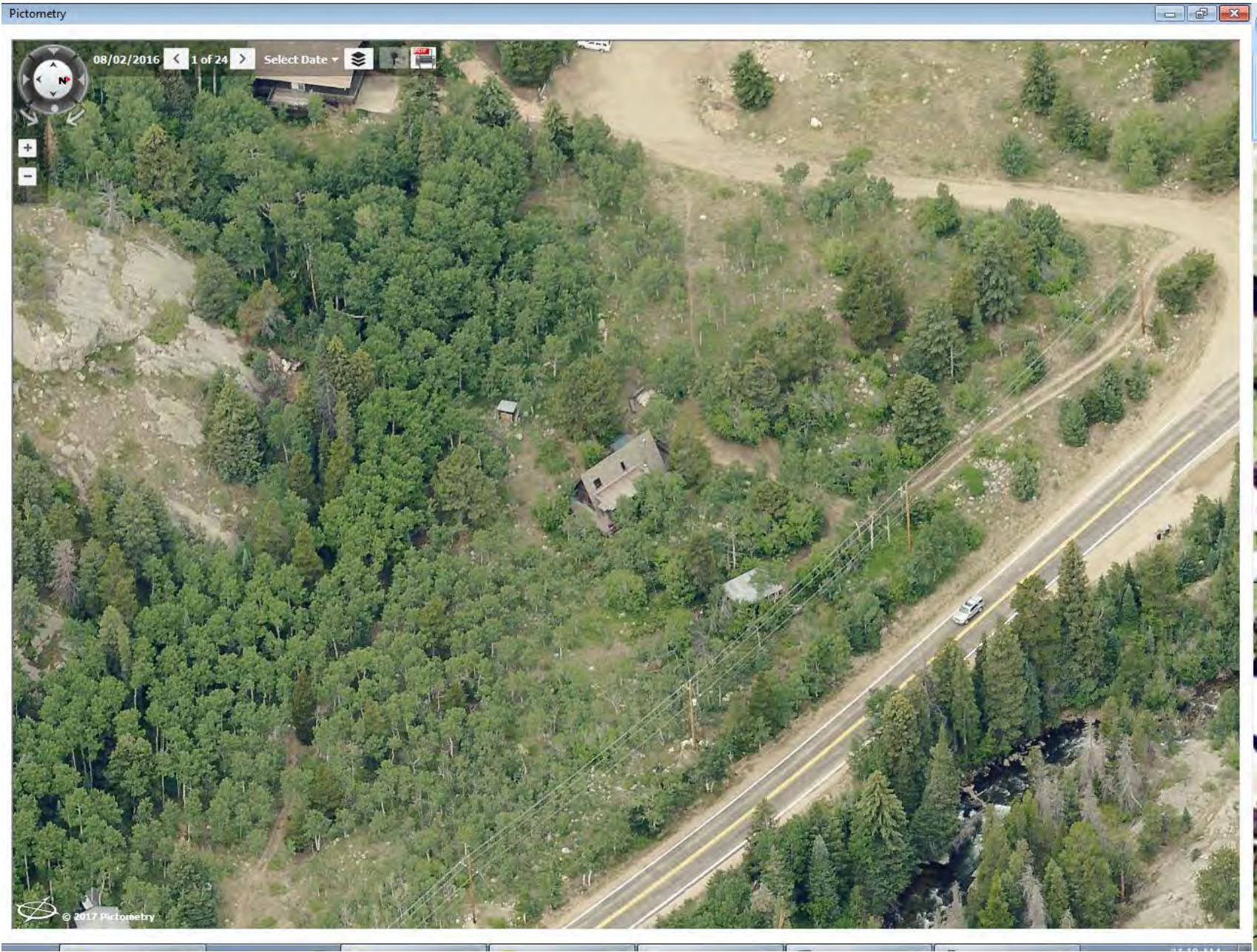
Address: **29 MARYVILLE RD UNINCORPORATED, 80466**  
Parcel: **158322300004**  
Location: **T1S - R73 W - S22 : TR, NBR 920 ELDORA AREA**  
Records: New Residence (BP-64-7771)  
Residential Accessory Building (BP-70-12712)  
Residential Addition (BP-82-0262)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1963/1982       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 929 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 84 sq. ft.                  |
| DETACHED GARAGE                          |                 |                   | 240 sq. ft.                 |
| DECK AREA                                |                 |                   | 383 sq. ft.                 |
| ENCLOSED PORCH AREA                      |                 |                   | 30 sq. ft.                  |









FIREPLACE DATA

1. ZW.SA

-QUALITY ADJUSTMENTS-

CA

CB

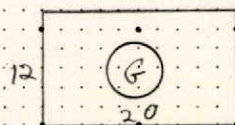
CC

1.4 AC HAPPY VALLEY PLACER  
LESS PARTS SOLD 12354 GRAND  
ISLAND

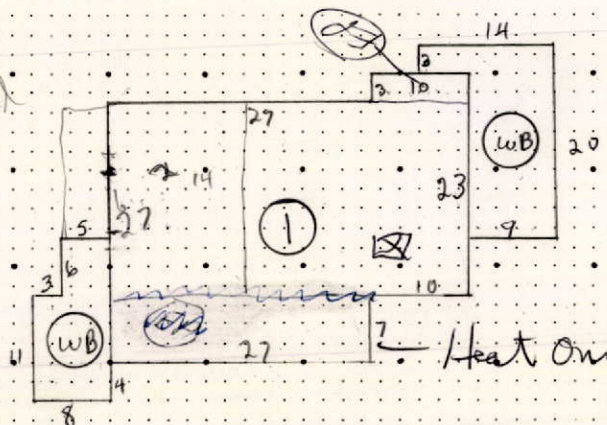
Delta (1961) with add on  
Delete Heat & Drq in Range,  
Change 3x10 to 2x10. Explained  
year round value although only  
summer use



Too late  
photo  
10/3/94



2nd Flr  
6 x 14





SUPPLEMENTAL PROPERTY APPRAISAL RECORD      I.D.#

| ADDRESS | PARCEL NUMBER |
|---------|---------------|
|---------|---------------|

| CITY OR TOWN | INDEX |
|--------------|-------|
|--------------|-------|

| OWNER'S NAME AND ADDRESS   |
|--|
| 1<br>2<br>3<br>4<br>5<br>6<br>7<br>8<br>9<br>10<br>11<br>12<br>13<br>14<br>15<br>16<br>17<br>18<br>19<br>20<br>21<br>22<br>23<br>24<br>25<br>26<br>27<br>28<br>29<br>30<br>31<br>32<br>33<br>34<br>35<br>36<br>37<br>38<br>39<br>40<br>41<br>42<br>43<br>44<br>45<br>46<br>47<br>48<br>49<br>50<br>51<br>52<br>53<br>54<br>55<br>56<br>57<br>58<br>59<br>60<br>61<br>62<br>63<br>64<br>65<br>66<br>67<br>68<br>69<br>70<br>71<br>72<br>73<br>74<br>75<br>76<br>77<br>78<br>79<br>80<br>81<br>82<br>83<br>84<br>85<br>86<br>87<br>88<br>89<br>90<br>91<br>92<br>93<br>94<br>95<br>96<br>97<br>98<br>99<br>100<br>101<br>102<br>103<br>104<br>105<br>106<br>107<br>108<br>109<br>110<br>111<br>112<br>113<br>114<br>115<br>116<br>117<br>118<br>119<br>120<br>121<br>122<br>123<br>124<br>125<br>126<br>127<br>128<br>129<br>130<br>131<br>132<br>133<br>134<br>135<br>136<br>137<br>138<br>139<br>140<br>141<br>142<br>143<br>144<br>145<br>146<br>147<br>148<br>149<br>150<br>151<br>152<br>153<br>154<br>155<br>156<br>157<br>158<br>159<br>160<br>161<br>162<br>163<br>164<br>165<br>166<br>167<br>168<br>169<br>170<br>171<br>172<br>173<br>174<br>175<br>176<br>177<br>178<br>179<br>180<br>181<br>182<br>183<br>184<br>185<br>186<br>187<br>188<br>189<br>190<br>191<br>192<br>193<br>194<br>195<br>196<br>197<br>198<br>199<br>200<br>201<br>202<br>203<br>204<br>205<br>206<br>207<br>208<br>209<br>210<br>211<br>212<br>213<br>214<br>215<br>216<br>217<br>218<br>219<br>220<br>221<br>222<br>223<br>224<br>225<br>226<br>227<br>228<br>229<br>230<br>231<br>232<br>233<br>234<br>235<br>236<br>237<br>238<br>239<br>240<br>241<br>242<br>243<br>244<br>245<br>246<br>247<br>248<br>249<br>250<br>251<br>252<br>253<br>254<br>255<br>256<br>257<br>258<br>259<br>260<br>261<br>262<br>263<br>264<br>265<br>266<br>267<br>268<br>269<br>270<br>271<br>272<br>273<br>274<br>275<br>276<br>277<br>278<br>279<br>280<br>281<br>282<br>283<br>284<br>285<br>286<br>287<br>288<br>289<br>290<br>291<br>292<br>293<br>294<br>295<br>296<br>297<br>298<br>299<br>300<br>301<br>302<br>303<br>304<br>305<br>306<br>307<br>308<br>309<br>310<br>311<br>312<br>313<br>314<br>315<br>316<br>317<br>318<br>319<br>320<br>321<br>322<br>323<br>324<br>325<br>326<br>327<br>328<br>329<br>330<br>331<br>332<br>333<br>334<br>335<br>336<br>337<br>338<br>339<br>340<br>341<br>342<br>343<br>344<br>345<br>346<br>347<br>348<br>349<br>350<br>351<br>352<br>353<br>354<br>355<br>356<br>357<br>358<br>359<br>360<br>361<br>362<br>363<br>364<br>365<br>366<br>367<br>368<br>369<br>370<br>371<br>372<br>373<br>374<br>375<br>376<br>377<br>378<br>379<br>380<br>381<br>382<br>383<br>384<br>385<br>386<br>387<br>388<br>389<br>390<br>391<br>392<br>393<br>394<br>395<br>396<br>397<br>398<br>399<br>400<br>401<br>402<br>403<br>404<br>405<br>406<br>407<br>408<br>409<br>410<br>411<br>412<br>413<br>414<br>415<br>416<br>417<br>418<br>419<br>420<br>421<br>422<br>423<br>424<br>425<br>426<br>427<br>428<br>429<br>430<br>431<br>432<br>433<br>434<br>435<br>436<br>437<br>438<br>439<br>440<br>441<br>442<br>443<br>444<br>445<br>446<br>447<br>448<br>449<br>450<br>451<br>452<br>453<br>454<br>455<br>456<br>457<br>458<br>459<br>460<br>461<br>462<br>463<br>464<br>465<br>466<br>467<br>468<br>469<br>470<br>471<br>472<br>473<br>474<br>475<br>476<br>477<br>478<br>479<br>480<br>481<br>482<br>483<br>484<br>485<br>486<br>487<br>488<br>489<br>490<br>491<br>492<br>493<br>494<br>495<br>496<br>497<br>498<br>499<br>500<br>501<br>502<br>503<br>504<br>505<br>506<br>507<br>508<br>509<br>510<br>511<br>512<br>513<br>514<br>515<br>516<br>517<br>518<br>519<br>520<br>52 |

| LEGAL DESCRIPTION | SUB-DIVISION OR ADDITION | SECTION | TOWNSHIP | RANGE | BLOCK | LOT |
|-------------------|--------------------------|---------|----------|-------|-------|-----|
|-------------------|--------------------------|---------|----------|-------|-------|-----|

MISCELLANEOUS BUILDING RECORD

| Bldg. No. | Grade | Foundation | Walls | Roof/Roofing | Floors | Size | Height | Area | Unit Cost | R. C. N. | Area Factor | Adj. R. C. N. | Condition | Age | % Good | R. C. N. L. D. |
|-----------|-------|------------|-------|--------------|--------|------|--------|------|-----------|----------|-------------|---------------|-----------|-----|--------|----------------|
|-----------|-------|------------|-------|--------------|--------|------|--------|------|-----------|----------|-------------|---------------|-----------|-----|--------|----------------|

ACTUAL VALUE

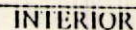
19 \_\_\_\_\_ 19 \_\_\_\_\_

## Building

Building Permit Data Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 293 of 488

|             |     |
|-------------|-----|
| Total RCNLD | 100 |
|-------------|-----|





| ROOF                     |                 | EXTERIOR                 |                |
|--------------------------|-----------------|--------------------------|----------------|
| <input type="checkbox"/> | Flt (A)         | <input type="checkbox"/> | Asphalt (G)    |
| <input type="checkbox"/> | Gable (C)       | <input type="checkbox"/> | Wd Shake (H)   |
| <input type="checkbox"/> | Gamble (E)      | <input type="checkbox"/> | Slate/Tile (K) |
| <input type="checkbox"/> | Hip (D)         | <input type="checkbox"/> | Spnsh Tile (J) |
| <input type="checkbox"/> | Shed (B)        | <input type="checkbox"/> | Metal (N)      |
|                          |                 |                          |                |
| WALLS                    |                 | %                        | COVERED        |
| <input type="checkbox"/> | Block (E)       | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Brk on Brk (G)  | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Brk Veneer (D)  | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Frm Wd/Shk (A)  | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Log (H)         | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Stucco Frm (C)  | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Stucco Blk (F)  | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Moss Rock (J)   | <input type="checkbox"/> |                |
|                          |                 |                          |                |
| WINDOWS                  |                 | DOORS (EXT)              |                |
| <input type="checkbox"/> | S/P Alum (A)    | <input type="checkbox"/> | Clear Pane     |
| <input type="checkbox"/> | S/P Wd (B)      | <input type="checkbox"/> | French         |
| <input type="checkbox"/> | Therm Wood (BC) | <input type="checkbox"/> | Panel          |
| <input type="checkbox"/> | Therm Alum (AC) | <input type="checkbox"/> | Carved         |
| <input type="checkbox"/> | Therm Clnd      | <input type="checkbox"/> | Solid Core     |
| <input type="checkbox"/> | Storm Wndw      | <input type="checkbox"/> |                |
| <input type="checkbox"/> |                 | FOUNDATION               |                |
| <input type="checkbox"/> |                 | <input type="checkbox"/> | Brick (D)      |
| <input type="checkbox"/> |                 | <input type="checkbox"/> | Block (B)      |
| <input type="checkbox"/> |                 | <input type="checkbox"/> | Concrete (A)   |
| BASEMENT                 |                 | <input type="checkbox"/> | Piers (E)      |
| <input type="checkbox"/> | Garden Lvl (B)  | <input type="checkbox"/> | Stone (C)      |
| <input type="checkbox"/> | Walk-Out (W)    | <input type="checkbox"/> |                |
| <input type="checkbox"/> | Subterranean    | <input type="checkbox"/> |                |
| SITE Spkkr Sys           |                 | Fml / Back               |                |
| Topo _____               |                 |                          |                |
| Lndscpg _____            |                 |                          |                |
| EXT QUALITY              |                 | EXT CONDITION            |                |
| <input type="checkbox"/> | Low             | <input type="checkbox"/> | Below Average  |
| <input type="checkbox"/> | Fair            | <input type="checkbox"/> | Average        |
| <input type="checkbox"/> | Average         | <input type="checkbox"/> | Above Average  |
| <input type="checkbox"/> | Good            | <input type="checkbox"/> | _____          |
| <input type="checkbox"/> | Very Good       | <input type="checkbox"/> | _____          |
| <input type="checkbox"/> | Excellent       | <input type="checkbox"/> |                |

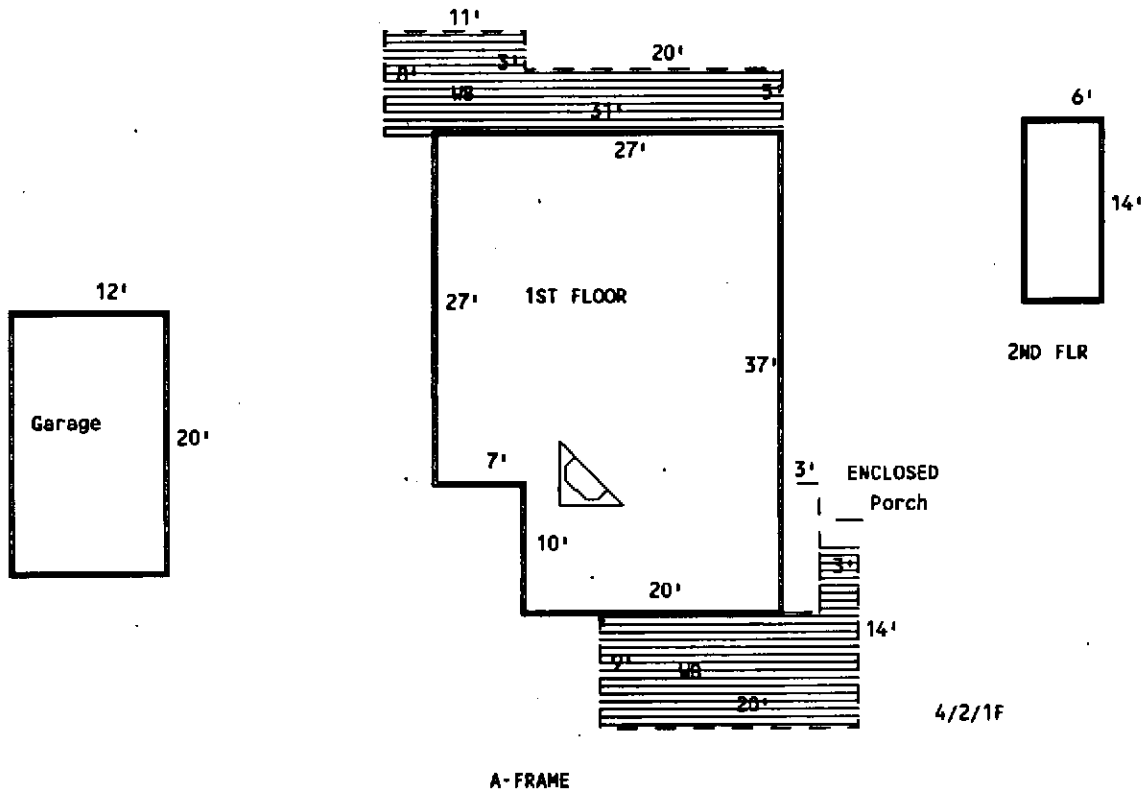
[illegible]

| INTERIOR                                 |  |
|--|--|
| DOORS                                    | TRIM   |
| <input type="checkbox"/> Clear Pane      | <input type="checkbox"/> Painted             |
| <input type="checkbox"/> French          | <input type="checkbox"/> Stained             |
| <input type="checkbox"/> Hollow Core     | <input type="checkbox"/> 6" - 9" Flr         |
| <input type="checkbox"/> Panel Hollow    | <input type="checkbox"/> Chair Rail          |
| <input type="checkbox"/> Panel Solid     | <input type="checkbox"/> Celling             |
| <input type="checkbox"/> Solid Core      |  |
| CEILINGS                                 | DRYWALL                                      |
| <input type="checkbox"/> Stndrd 8'       | <input type="checkbox"/> Archways            |
| <input type="checkbox"/> 9' Plus         | <input type="checkbox"/> Radius Corners      |
| <input type="checkbox"/> Vaulted         | <input type="checkbox"/> Angled Walls        |
| <input type="checkbox"/> 2 Stry Clr Span | <input type="checkbox"/> Curved Walls        |
| <input type="checkbox"/> Coved           | <input type="checkbox"/> Niches              |
| KITCHEN                                  | HEAT   |
| <input type="checkbox"/> Disposal (N)    | <input type="checkbox"/> Electric (E)        |
| <input type="checkbox"/> Dishwasher (O)  | <input type="checkbox"/> Forcnd Air (A)      |
| <input type="checkbox"/> Jenn Air        | <input type="checkbox"/> Hot Water (C)       |
| <input type="checkbox"/> X Sink (K)      | <input type="checkbox"/> Wall/Space Heat (F) |
| <input type="checkbox"/> Cooking Island  | <input type="checkbox"/> Air Condn (G or H)  |
| <input type="checkbox"/> Cabinet Island  | <input type="checkbox"/> Evap Cooler (I)     |
|  |  |
| FLOOR COVERS                             | % COVERED                                    |
| <input type="checkbox"/> Carpet (J)      | <input type="checkbox"/>                     |
| <input type="checkbox"/> Vinyl (F)       | <input type="checkbox"/>                     |
| <input type="checkbox"/> Hrdwd/Trql (d)  | <input type="checkbox"/>                     |
| <input type="checkbox"/> Tile (E)        | <input type="checkbox"/>                     |
| <input type="checkbox"/>                 | <input type="checkbox"/>                     |
| <input type="checkbox"/>                 | <input type="checkbox"/>                     |
| EXTRA'S                                  |  |
| <input type="checkbox"/> B-I Slvs        | <input type="checkbox"/> Wet Bar             |
| <input type="checkbox"/> Celling Fans #  | <input type="checkbox"/> Fireplaces #        |
| <input type="checkbox"/> Custom Cbnls    | <input type="checkbox"/> Wd Stove (ZWS)      |
| <input type="checkbox"/> Walk-In Closets | <input type="checkbox"/> Gas Log (ZGL)       |
| <input type="checkbox"/> Solar (SA)      | <input type="checkbox"/> Hot Tub (ZHT)       |
| <input type="checkbox"/>                 | <input type="checkbox"/>                     |
| INT QUALITY                              | INT CONDITION                                |
| <input type="checkbox"/> Low             | <input type="checkbox"/> Below Average       |
| <input type="checkbox"/> Fair            | <input type="checkbox"/> Average             |
| <input type="checkbox"/> Average         | <input type="checkbox"/> Above Average       |
| <input type="checkbox"/> Good            | <input type="checkbox"/>                     |
| <input type="checkbox"/> Very Good       | <input type="checkbox"/>                     |
| <input type="checkbox"/> Excellent       | <input type="checkbox"/>                     |





**21-15-73**



SCALE: 1 inch =

| NAME OF AREA   | TOTALS |
|----------------|--------|
| First Floor    | 929.00 |
| Second Floor   | 84.00  |
| enclosed porch | 30.00  |
| wood balcony   | 188.00 |
| front porch    | 195.00 |
| Garage         | 240.00 |

STR/LEGAL: STR 21-15-73

1.4 AC Happy Valley Placer Less parts  
Sold 12354 Grand Island

DATA COLLECTOR: TPYass DATE: 9/13/94

% COMPLETE: \_\_\_\_\_ DIA: \_\_\_\_\_

DESIGN TYPE: 01 02 04 05 OTHER: AFRAME 03

QUALITY TYPE: Average

| ROOMS    | BD RMS   | DATIS    |              |
|----------|----------|----------|--------------|
| <u>4</u> | <u>2</u> | <u>1</u> | Full         |
|          |          |          | 1/2          |
|          |          |          | 3/4          |
|          |          |          | X Shower     |
|          |          |          | X Lav        |
|          |          |          | Jacuzzi      |
|          |          |          | Roman Tub    |
|          |          |          | Rough-In 3/4 |

HEAT TYPE: \_\_\_\_\_ SQ FT \_\_\_\_\_

OTHER: \_\_\_\_\_ SQ FT \_\_\_\_\_

CARPET % \_\_\_\_\_ SQ FT \_\_\_\_\_

QA: DESIGN \_\_\_\_\_

EXT: \_\_\_\_\_

INT: \_\_\_\_\_





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www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0080820**

**Address: 8123 MIDDLE FORK RD UNINCORPORATED, 80302**

**Parcel: 131924017001**

**Location: T2N - R71 W - S24 : FIGI AND THE PYNES (NUPUD) - BOV**

**Records:** New Residence (BP-79-0224)  
Subdivision Final Plat (SD-79-007)  
Residential Addition (BP-81-0489)  
Residential Addition (BP-81-0523)  
Electrical Service Change (BP-89-0807)  
Building Code Violation (BWOP-10-0002)  
Wildfire Protection Project (WPP-10-0018)  
Wildfire Protection Project (WPP-10-0010)  
PreApplication Conference (PAC-16-0257)

**Documents:** [none found \(SD-79-007\)](#)  
[Building Code Violation \(BWOP-10-0002\)](#)  
[Building Code Violation \(BWOP-10-0002\)](#)  
[Building Code Violation \(BWOP-10-0002\)](#)  
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[Building Code Violation \(BWOP-10-0002\)](#)  
[Building Code Violation \(BWOP-10-0002\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1979/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1232 sq. ft.                |



WALK-OUT BASEMENT FINISHED AREA 1232 sq. ft.

DECK AREA 220 sq. ft.

Building: 2 A-FRAME 1979/None Mountains SINGLE FAM RES IMPROVEMENTS

FIRST FLOOR (ABOVE GROUND) FINISHED AREA 1232 sq. ft.

2ND FLOOR AND HIGHER FINISHED AREA 600 sq. ft.

SUBTERRANEAN BASEMENT UNFINISHED AREA 1232 sq. ft.

DECK AREA 220 sq. ft.







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[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0054779**

**Address: 8423 MIDDLE FORK RD UNINCORPORATED, 80302**

**Parcel: 131924007064**

**Location: T2N - R71 W - S24 : CRESTVIEW ESTATES & FLG 2 & FLG 2 REP A - BOV**

**Records:** New Residence (BP-77-21859)  
Subdivision Final Plat (SD-142)  
General Zoning Enforcement (ZON-04-127)  
Zoning Enforcement (ZON-17-0092)  
Residential Remodel (BP-17-1148)

**Documents:** [Microfiche Card \(BP-77-21859\)](#)  
[Complaint 5-31-17 \(ZON-17-0092\)](#)  
[Photo Brief, 5-31-17 \(ZON-17-0092\)](#)  
[NOV 10 day, 6-2-17 \(ZON-17-0092\)](#)  
[Permit Application \(BP-17-1148\)](#)  
[Plans at Application \(BP-17-1148\)](#)  
[Zoning IRFA Letter \(BP-17-1148\)](#)  
[Zoning IRFA Email \(BP-17-1148\)](#)  
[Energy Audit \(BP-17-1148\)](#)  
[Certificate of Advising \(BP-17-1148\)](#)  
[eRecorded Zoning Affidavit \(BP-17-1148\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1977/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1120 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 269 sq. ft.                 |



WALK-OUT BASEMENT FINISHED AREA

1246 sq. ft.

DECK AREA

240 sq. ft.

©BES







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0022761**

**Address: 98 MINE LN UNINCORPORATED, 80302**

**Parcel: 146104011006**

**Location: T1N - R71 W - S04 : BOULDER HEIGHTS 4 - BOV**

**Records:** New Residence (BP-61-5294)  
Residential Accessory Building (BP-98-1787)  
Residential Accessory Building (BP-98-1955)  
Electrical Service Change (BP-99-2216)  
Residential Remodel (BP-02-0217)  
Residential Remodel (BP-04-0807)  
Residential Remodel (BP-15-2181)

**Documents:** [Blank \(BP-98-1787\)](#)  
[Blank \(BP-98-1955\)](#)  
[No Description \(BP-99-2216\)](#)  
[BP App and Plan \(BP-15-2181\)](#)  
[proposed revised tank location \(BP-15-2181\)](#)  
[proposed revised tank location 1&2 \(BP-15-2181\)](#)  
[BUILDING PERMIT \(BP-15-2181\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1964/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 680 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 440 sq. ft.                 |
|                     |                 | DECK AREA                                | 162 sq. ft.                 |







98 Mine Lane Photo by J. Wahlers 11/2/2017





98 Mine Lane Photo by J. Wahlers 11/2/2017







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058581**

**Address: 168 MISTY VALE CT UNINCORPORATED, 80302**

**Parcel: 146108000060**

**Location: T1N - R71 W - S08 : SUNSHINE CANYON AREA**

**Records:** New Residence (BP-65-8620)  
Residential Remodel (BP-83-0810)  
Residential Remodel (BP-85-0777)  
Four Mile Fire Area (FMFA-11-0212)  
Residential Remodel (BP-12-1885)  
Boiler (BP-14-1744)  
Residential Accessory Building (BP-16-1766)  
Building Lot Determination (BLD-16-0131)  
Residential Remodel (BP-17-0769)



Documents: [BP App. Parcel report \(BP-14-1744\)](#)  
[Building Permit \(BP-14-1744\)](#)  
[Zoning IRFA Letter \(BP-16-1766\)](#)  
[Zoning IRFA Email to Contractor \(BP-16-1766\)](#)  
[set back survey \(BP-16-1766\)](#)  
[garage model \(BP-16-1766\)](#)  
[Survey \(BP-16-1766\)](#)  
[BLOT Letter \(BP-16-1766\)](#)  
[soil,footing.foundation.dig \(BP-16-1766\)](#)  
[engineer, interior footing modification & inspection \(BP-16-1766\)](#)  
[Revised foundation w reduced floor area \(BP-16-1766\)](#)  
[Determination Letter \(BLD-16-0131\)](#)  
[Research \(BLD-16-0131\)](#)  
[Plans for addition to 2nd level \(BP-17-0769\)](#)  
[bp app \(BP-17-0769\)](#)  
[Change of Valuation \(BP-17-0769\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1966/2012       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1108 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 416 sq. ft.                 |
|             |         |                 | WALK-OUT BASEMENT FINISHED AREA          | 456 sq. ft.                 |
|             |         |                 | DECK AREA                                | 610 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058072**

**Address: 85 MOUNT MEEKER LN UNINCORPORATED, 80510**

**Parcel: 119711100010**

**Location: T3N - R73 W - S11 : TR, NBR 960 ALLENSPARK AREA**

**Records:** New Residence (BP-65-8257)  
Residential Addition (BP-05-0860)  
Residential Remodel (BP-07-0269)  
Residential Remodel (BP-08-0797)  
PreApplication Conference (PAC-08-156)  
Building Lot Determination (BLD-09-001)  
Building Lot Determination (BLD-09-134)  
Limited Impact Special Use Review Waiver (LUW-09-001)  
Residential Remodel (BP-10-0367)

**Documents:** [BUILDING PERMIT \(BP-07-0269\)](#)  
[BUILDING PERMIT \(BP-08-0797\)](#)  
[none found \(LUW-09-001\)](#)  
[BUILDING PERMIT \(BP-10-0367\)](#)  
[PLANS \(BP-10-0367\)](#)

|             | Style   | Built/Remodeled | Construction Type                              | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1972/None       | Mountains                                      | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA       | 793 sq. ft.                 |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA             | 200 sq. ft.                 |
|             |         |                 | NON-CALCULATED AREA (USED TO DESCRIBE DRAWING) | 1104 sq. ft.                |









## A-Frame Report

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[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0028052**

**Address: 925 MOUNTAIN MEADOWS RD UNINCORPORATED, 80302**

**Parcel: 146130000013**

**Location: T1N - R71 W - S30 : TR, NBR 903 SUGARLOAF AREA**

**Records:** New Residence (BP-83-0477)  
Residential Accessory Building (BP-84-0867)  
Building Code Violation (BCV-07-5005)  
Residential Addition (BP-07-0455)  
Research (RES-11-0061)  
Building Code Violation (BWOP-15-0045)  
Zoning Enforcement (ZON-16-0332)

**Documents:** [BUILDING PERMIT \(BP-07-0455\)](#)  
[Map \(RES-11-0061\)](#)  
[Site Photos 112515 \(BWOP-15-0045\)](#)  
[Site Photos 112515 \(BWOP-15-0045\)](#)  
[Site Photos 112515 \(BWOP-15-0045\)](#)  
[Violation Letter 12/30/15 \(BWOP-15-0045\)](#)  
[Violation Letter \(replaces existing letter\) 12/30/15 \(BWOP-15-0045\)](#)  
[Response dated 010816 \(BWOP-15-0045\)](#)  
[NOV letter 12/2/16 \(ZON-16-0332\)](#)  
[removal email \(ZON-16-0332\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1984/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1680 sq. ft.                |



|                                    |              |
|------------------------------------|--------------|
| 2ND FLOOR AND HIGHER FINISHED AREA | 828 sq. ft.  |
| WALK-OUT BASEMENT FINISHED AREA    | 242 sq. ft.  |
| WALK-OUT BASEMENT UNFINISHED AREA  | 1318 sq. ft. |
| DECK AREA                          | 608 sq. ft.  |
| DECK AREA                          | 144 sq. ft.  |







# A-Frame Report

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Courthouse Annex  
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P.O. Box 471 Boulder Colorado 80306-0471  
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Planning 303-441-3930 Building 303-441-3925

Account Number: R0034177

Address: 116 NUGGET DR UNINCORPORATED, 80302

Parcel: 131933002003

Location: T2N - R71 W - S33 : LAZY ACRES - BOV

Records: Electrical Service Change (BP-79-1147)  
New Residence (BP-65-8005)  
Residential Remodel (BP-87-0425)

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1966/1979       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 744 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 360 sq. ft.                 |
| DECK AREA                                |                 |                   | 548 sq. ft.                 |





116 Nugget Photo by J. Wahlers 11/2/2017





116 Nugget Photo by J. Wahlers 11/2/2017







## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025682**

Address: **103 OLDE CARTER LAKE RD UNINCORPORATED, 80403**

Parcel: **158136100032**

Location: **T1S - R72 W - S36 : TR, NBR 910 WALKER RANCH AREA**

Records: New Residence (BP-63-7062)

### Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1964/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 480 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 288 sq. ft.                 |







# A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030182

Address: 103 OVERLAND DR UNINCORPORATED, 80481

Parcel: 132115001002

Location: T2N - R72 W - S15 : SKY RANCH ESTATES - MT

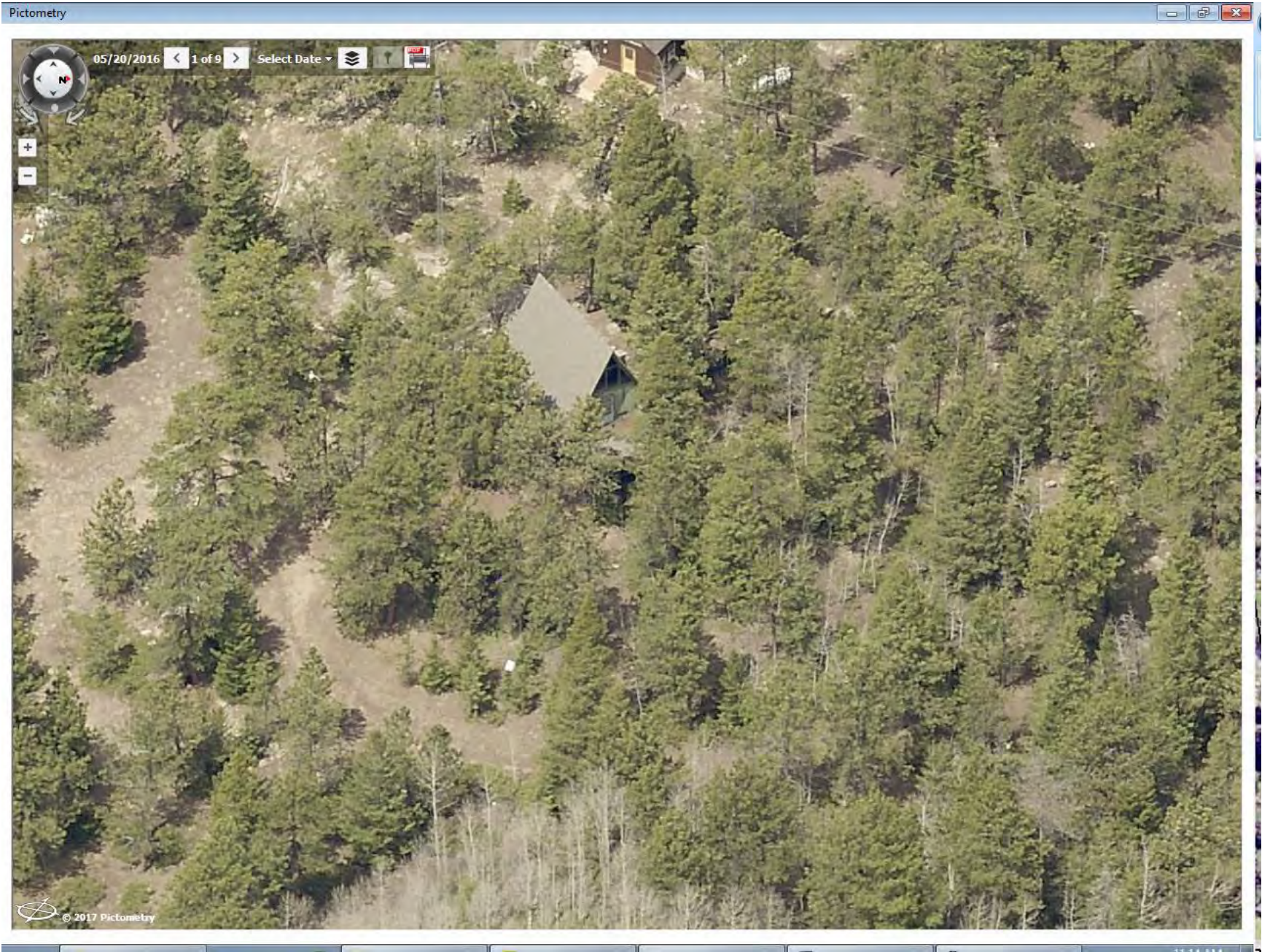
Records: New Residence (BP-63-6816)  
Residential Remodel (BP-07-1381)

Documents: [BUILDING PERMIT \(BP-07-1381\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1964/2007       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 744 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 168 sq. ft.                 |
| DECK AREA                                     |                 |                   | 384 sq. ft.                 |









CLASSIFICATION No. R-2 A (A FRAME)

|         |   |      |   |                    |                   |           |
|---------|---|------|---|--------------------|-------------------|-----------|
| STATION | 1 | UNIT | 2 | PHYSICAL CONDITION | GROUND PLAN SHEET | BLDG. No. |
|---------|---|------|---|--------------------|-------------------|-----------|

GROUND PLAN SKETCH  
(Indicate Number Stories) \_\_\_\_\_ Scale \_\_\_\_\_

2150  
24  
Deck

AREA — MAIN BUILDING

|    |   | AREA |
|----|---|------|
| 26 | x | 24   |
| 10 | x | 12   |
|    |   |      |
|    | x |      |

624

120

|       |   |     |
|-------|---|-----|
|       | X |     |
|       | X |     |
|       | X |     |
|       | X |     |
|       | X |     |
| TOTAL |   | 744 |

RATE ADJUSTMENT COMPUTATIONS

| ITEM    | AREA OR QUANTITY | Yr. 70 |   | Yr. _____ |   |
|---------|------------------|--------|---|-----------|---|
|         |                  | +      | - | +         | - |
| 929 Box | 390              |        |   |           |   |
| 4/B     | 19               |        |   |           |   |
|         | <u>409</u>       |        |   |           |   |

12

[illegible]

|                         |  |       |   |   |   |   |                  |      |
|-------------------------|--|-------|---|---|---|---|------------------|------|
| Base Perimeter          |  | FRONT |   |   |   |   | Actual Perimeter |      |
| ITEM                    |  | M     | F | A | G | E | Rm.              | AREA |
| (3) Unfinished Basement |  |       |   |   |   |   |                  |      |
| (3) Finished Basement   |  |       |   |   |   |   |                  |      |
| (4) Finished Attic      |  |       |   |   |   |   |                  |      |

|                      | COST | COST |
|----------------------|------|------|
| 1820 + 7 = 1837 - 73 |      |      |
| 9A 18+1W 16p 25      |      |      |
|                      |      |      |
|                      |      |      |
|                      |      |      |
|                      |      |      |
|                      |      |      |

|                       |                  |      |       |                  |      |       |                  |      |       |
|-----------------------|------------------|------|-------|------------------|------|-------|------------------|------|-------|
| 15) Porches           |                  |      |       |                  |      |       |                  |      |       |
| Half Story            |                  |      |       |                  |      |       |                  |      |       |
| COMPUTATIONS          |                  |      |       |                  |      |       |                  |      |       |
| YEAR 19 70            |                  |      |       | 19               |      |       | 19               |      |       |
| Computed By <i>mm</i> |                  |      |       |                  |      |       |                  |      |       |
| ITEM                  | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total |
| First Floor           | 744              | 409  | 3043  |                  |      |       |                  |      |       |
| Second Floor          |                  |      |       |                  |      |       |                  |      |       |
| Third Floor           |                  |      |       |                  |      |       |                  |      |       |
| Half Story            |                  |      |       |                  |      |       |                  |      |       |
| Plumbing              |                  |      | 810   |                  |      |       |                  |      |       |
| Heating & Cooling     |                  |      | 300   |                  |      |       |                  |      |       |

[illegible][illegible][illegible]

|                      |      |  |  |  |  |  |  |  |  |  |
|----------------------|------|--|--|--|--|--|--|--|--|--|
|                      |      |  |  |  |  |  |  |  |  |  |
| Replacement Cost New | 5146 |  |  |  |  |  |  |  |  |  |
| Percent Good         | 100% |  |  |  |  |  |  |  |  |  |
| R.C.N.L.D.           | 5146 |  |  |  |  |  |  |  |  |  |
| Other Improvements   | -    |  |  |  |  |  |  |  |  |  |
| TOTAL R.C.N.L.D.     |      |  |  |  |  |  |  |  |  |  |

Within County: Assessor Records with Photographs Page 316 of 488

|  |  |  |  |  |  |
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# RESIDENTIAL PROPERTY RECORD CARD

30182

2090

ADDRESS: Overland Dr.

PARCEL NUMBER

CITY OR TOWN INDEX

OWNER'S NAME AND ADDRESS:

Joseph L. & Mildred G. Barber 530 Valley View Dr. Boulder

CHANGES IN OWNERSHIP:

| NAME | ADDRESS | DATE | VOLUME | PAGE | TYPE INSTRUMENT | REMARKS |
|------|---------|------|--------|------|-----------------|---------|
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |

LEGAL DESCRIPTION

SUB-DIVISION OR ADDITION

Sky Ranch Estates

SECTION

15

TWP.

2N

RANGE

7E

BLOCK

LOT

36



| SUBJECT PROPERTY    |   |             |   | NEIGHBORHOOD   |   |               |   | LOCATION OF IMPROVEMENTS |   |                   |   | CLASSIFICATION No. |  |        |  |
|---------------------|---|-------------|---|----------------|---|---------------|---|--------------------------|---|-------------------|---|--------------------|--|--------|--|
| LAND IMPROVEMENTS   |   | UTILITIES   |   | TOPOGRAPHY     |   | USE           |   | TOPOGRAPHY               |   | TREND             |   | STORIES            |  | UNITS  |  |
| Paved Street        |   | City Water  |   | Level          |   | Single Family | X | Level                    |   | Improving         | X | TYPE               |  | USE    |  |
| Black Topped Street |   | Well        | X | High           |   | Two Family    |   | High                     |   | Static            |   | Single Dwelling    |  |        |  |
| Graveled Street     | X | Sewer       |   | Steep          |   | Multi Family  |   | Steep                    |   | Declining         |   | Double Dwelling    |  |        |  |
| Unimproved          |   | Septic Tank | X | Low            |   | Business      |   | Low                      |   | Blighted          |   | Multi Dwelling     |  |        |  |
| Sidewalk            |   | Cesspool    |   | Sloping        | X | Commercial    |   | Sloping                  | X |                   |   | Residential Apt    |  |        |  |
| Curb and Gutter     |   | Natural Gas |   | Hilly          |   | Industrial    |   | Hilly                    |   |                   |   |                    |  |        |  |
| Street Lights       |   | L.P. Gas    | X | Rock           | X |               |   | Rock                     | X |                   |   |                    |  |        |  |
| Alley               |   | Electricity | X | Retaining Wall |   |               |   |                          |   |                   |   |                    |  |        |  |
|                     |   |             |   | ZONING         |   |               |   | Date of improvements:    |   | Percent Built Up. |   |                    |  | ZONING |  |

| LAND VALUE CALCULATION |               |               |                    |       |        |       |   |                | SUMMARY    |           |              |              |       |    |                |              |       |                |
|------------------------|---------------|---------------|--------------------|-------|--------|-------|---|----------------|------------|-----------|--------------|--------------|-------|----|----------------|--------------|-------|----------------|
| YEAR                   | SIZE OR ACRES | UNIT<br>VALUE | ADJUSTMENT FACTORS |       |        |       | FRONT FOOT<br>SQUARE FOOT<br>ACRE VALUE | TOTAL<br>VALUE | DATE       | APPRAISER | ACTUAL VALUE |              |       | %  | ASSESSED VALUE |              |       | ENTERED        |
|                        |               |               | BASE DEPTH         | DEPTH | CORNER | OTHER |   |                |            |           | LAND         | IMPROVEMENTS | TOTAL |    | LAND           | IMPROVEMENTS | TOTAL |                |
|                        |               |               |                    |       |        |       |   |                | 7-30<br>70 | JEM       |              | 5150         |       | 30 |                | 1540         |       | 8/26/70<br>JEM |
|                        |               |               |                    |       |        |       |   |                | BU         |           |              |              |       |    | 600            | 1690         |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |
|                        |               |               |                    |       |        |       |   |                |            |           |              |              |       |    |                |              |       |                |

|                      |  |  |  |  |  |  |  |  |  |         |  |   |  |        |  |  |  |  |  |
|----------------------|--|--|--|--|--|--|--|--|--|---------|--|---|--|--------|--|--|--|--|--|
| SALES DATA & REMARKS |  |  |  |  |  |  |  |  |  | Replace |  | Measured By:                                    |  |        |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |         |  | Reviewed By:                                    |  | C.R.A. |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |         |  | SPECIAL NOTES: Reviewed 7-30-70 Note change JEM |  |        |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |         |  |   |  |        |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |         |  |   |  |        |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |         |  |   |  |        |  |  |  |  |  |
|                      |  |  |  |  |  |  |  |  |  |         |  |   |  |        |  |  |  |  |  |

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 317 of 488





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030341**

Address: **727 OVERLAND DR UNINCORPORATED, 80481**

Parcel: **132115001010**

Location: **T2N - R72 W - S15 : SKY RANCH ESTATES - MT**

Records: New Residence (BP-63-6628)  
Residential Addition (BP-05-1344)

Documents: [Microfiche Card \(BP-63-6628\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1100 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 190 sq. ft.                 |







## A-Frame Report

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Courthouse Annex  
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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057410**

Address: **16180 PEAK TO PEAK DR UNINCORPORATED, 80540**

Parcel: **119736001004**

Location: **T3N - R73 W - S36 : ARROWOOD - MT**

Records: Subdivision Final Plat (SD-169)  
New Residence (BP-70-12225)

### Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1970/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 760 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 230 sq. ft.                 |
| WALK-OUT BASEMENT UNFINISHED AREA        |                 |                   | 300 sq. ft.                 |
| DECK AREA                                |                 |                   | 260 sq. ft.                 |







## A-Frame Report

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Courthouse Annex  
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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030282**

Address: **47519 PEAK TO PEAK \*\* UNINCORPORATED, 80481**

Parcel: **132100000049**

Location: **T2N - R72 W - S20 : TR, NBR 930 WARD AREA**

Records: Electrical Service Change (BP-85-0683)  
New Residence (BP-85-0882)

Documents: [Microfiche Card \(BP-85-0683\)](#)  
[Microfiche Card \(BP-85-0882\)](#)

|           | Style | Built/Remodeled | Construction Type | Improvement Type |
|-----------|-------|-----------------|-------------------|------------------|
| Building: |       | /               |                   |                  |

sq. ft.











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0053865**

**Address: 49045 PEAK TO PEAK HWY UNINCORPORATED, 80481**

**Parcel: 132118000027**

**Location: T2N - R72 W - S18 : TR, NBR 930 WARD AREA**

**Records: New Residence (BP-65-8201)**

### Documents:

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1966/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 800 sq. ft.                 |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 800 sq. ft.                 |
|                     |                 | DECK AREA                                | 200 sq. ft.                 |





49045 Peak to Peak Photo by J. Wahlers 11/2/2017





49045 Peak to Peak Photo by J. Wahlers 11/2/2017





49045 Peak to Peak Photo by J. Wahlers 11/2/2017

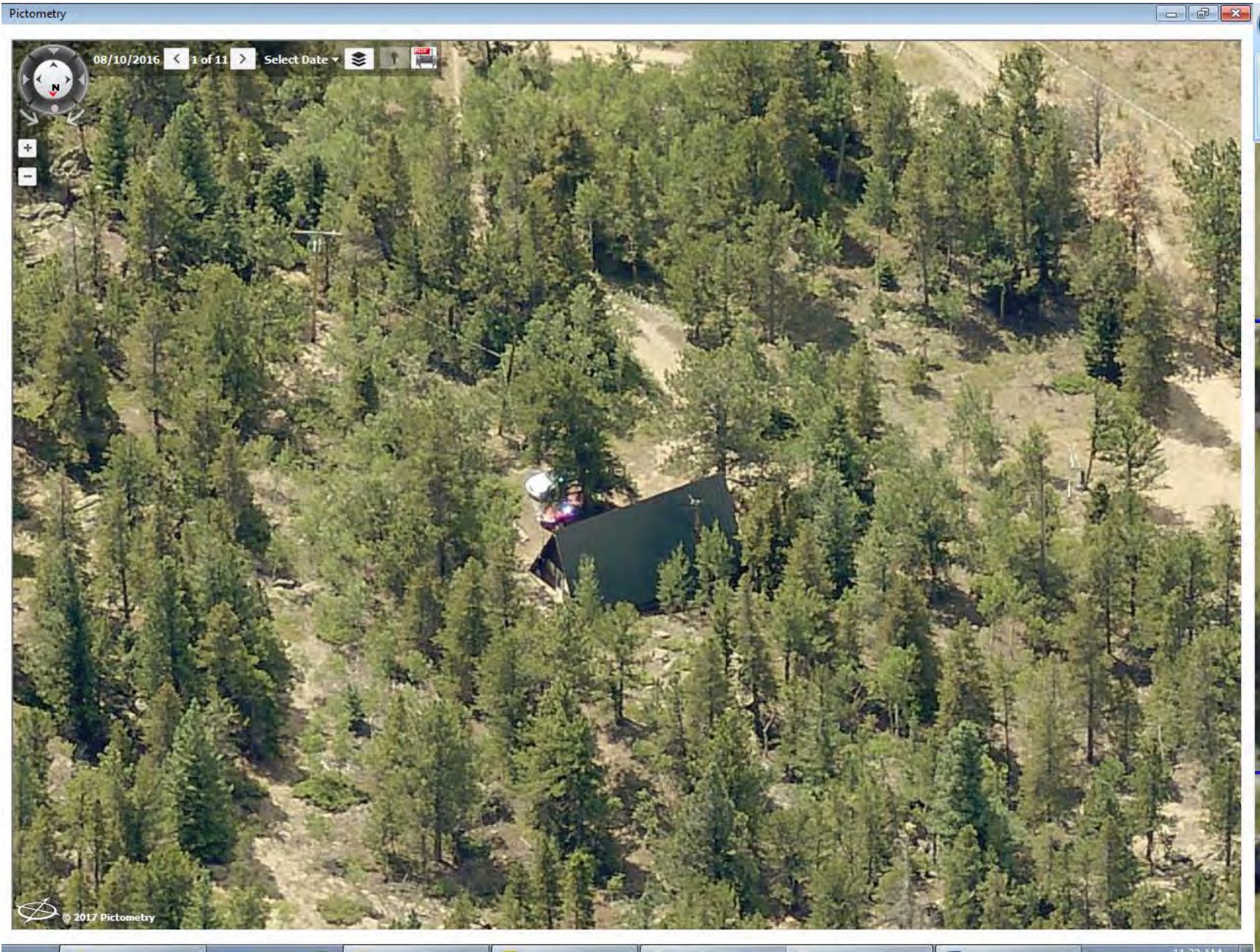




49045 Peak to Peak Photo by J. Wahlers 11/2/2017









23865

21098

A vintage color photograph showing a white classic car, possibly a 1960s Ford Mustang, parked on a gravel or dirt surface. The car is positioned in the lower right foreground. Behind it is a stone building with a gabled roof. A large, dark tree with dense foliage stands to the left of the car, partially obscuring the building. To the left of the tree is a tall, dark chimney. The background is filled with more trees, including several tall evergreens. The photograph has a white border and is mounted on a light-colored, textured surface.

|  |                                 |  |
|--|---------------------------------|--|
|  | <b>LOCATION OF IMPROVEMENTS</b> | CLASSIFICATION No.                     |
|  |                                 | <b>STORIES</b> <b>UNITS</b> <b>R/O</b> |
|  |                                 | <b>TYPE</b>                            |
|  |                                 | Single Dwelling                        |
|  |                                 | Double Dwelling                        |
|  |                                 | Multi Dwelling                         |
|  |                                 | Residential Apt                        |
|  |                                 |  |
|  |                                 | ZONING 920                             |

| SUMMARY      |       |    |                |              |       |        |
|--------------|-------|----|----------------|--------------|-------|--------|
| ACTUAL VALUE |       | %  | ASSESSED VALUE |              |       | ENTIRE |
| IMPROVEMENTS | TOTAL |    | LAND           | IMPROVEMENTS | TOTAL |        |
| 7016         |       | 30 | 200            | 2100         | 2300  | 0      |
| 7700         |       |    | 380            | 2310         | 2690  | 12-21  |
|              |       |    |                |              |       |        |
|              |       |    |                |              |       |        |
|              |       |    |                |              |       |        |
|              |       |    |                |              |       |        |
|              |       |    |                |              |       |        |

ewed 8/70 JB



### MAIN BUILDING DESCRIPTION

(Indicate Number Stories)

Scale \_\_\_\_\_ Ft

AREA—MAIN BUILDING

AREA

20 x 40

800

TOTAL 800

### RATE ADJUSTMENT COMPUTATIONS

| ITEM       | AREA OR QUANTITY | Yr. _____ |   | Yr. _____ |   |
|------------|------------------|-----------|---|-----------|---|
|            |                  | +         | - | +         | - |
| Base R-3-a | 6.83             |           |   |           |   |
| 4A         | .10              |           |   |           |   |

DOLLAR ADJUSTMENT COMPUTATIONS

| ITEM | AREA OR QUANTITY | UNIT | Yr. _____ | Yr. _____ |
|------|------------------|------|-----------|-----------|
|      |                  |      | COST      | COST      |
| 9A2B | 1' -             | 23.  | 23        |           |
| 9A2W | 5' -             | 17.  | 75        |           |

- 98

COMPUTATIONS

|      |            |    |    |    |    |
|------|------------|----|----|----|----|
| YEAR | July 19 66 | 19 | 19 | 19 | 19 |
|------|------------|----|----|----|----|

| ITEM | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total |
|------|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|
|------|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

|                      |      |  |  |  |  |
|----------------------|------|--|--|--|--|
| Replacement Cost New | 7016 |  |  |  |  |
|----------------------|------|--|--|--|--|

|              |      |  |  |  |
|--------------|------|--|--|--|
| Percent Good | 100  |  |  |  |
| P.C.N.I.D.   | 7016 |  |  |  |

|                    |  |  |  |  |
|--------------------|--|--|--|--|
| R.C.N.E.D.         | 1276                                   |  |  |  |
| Other Improvements | Panel with Diaphragm, Panel 200 of 100 |  |  |  |

|  |            |  |  |  |  |  |  |  |  |
|--|------------|--|--|--|--|--|--|--|--|
| Within County: Assessor Records with Photographs Page 329 of 488 |            |  |  |  |  |  |  |  |  |
| TOTAL  | R.C.N.L.D. |  |  |  |  |  |  |  |  |

(16), (17), (18) OTHER IMPROVEMENTS

[illegible]

## DEPRECIATION

[illegible]

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 329 of 488





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0053737**

**Address: 51916 PEAK TO PEAK HWY UNINCORPORATED, 80481**

**Parcel: 132100000031**

**Location: T2N - R72 W - S17 : TR, NBR 930 WARD AREA**

**Records:** New Residence (BP-62-5730)  
Subdivision Exemption (SE-78-014)  
Residential Remodel (BP-93-1513)  
Water Heater (BP-09-0451)

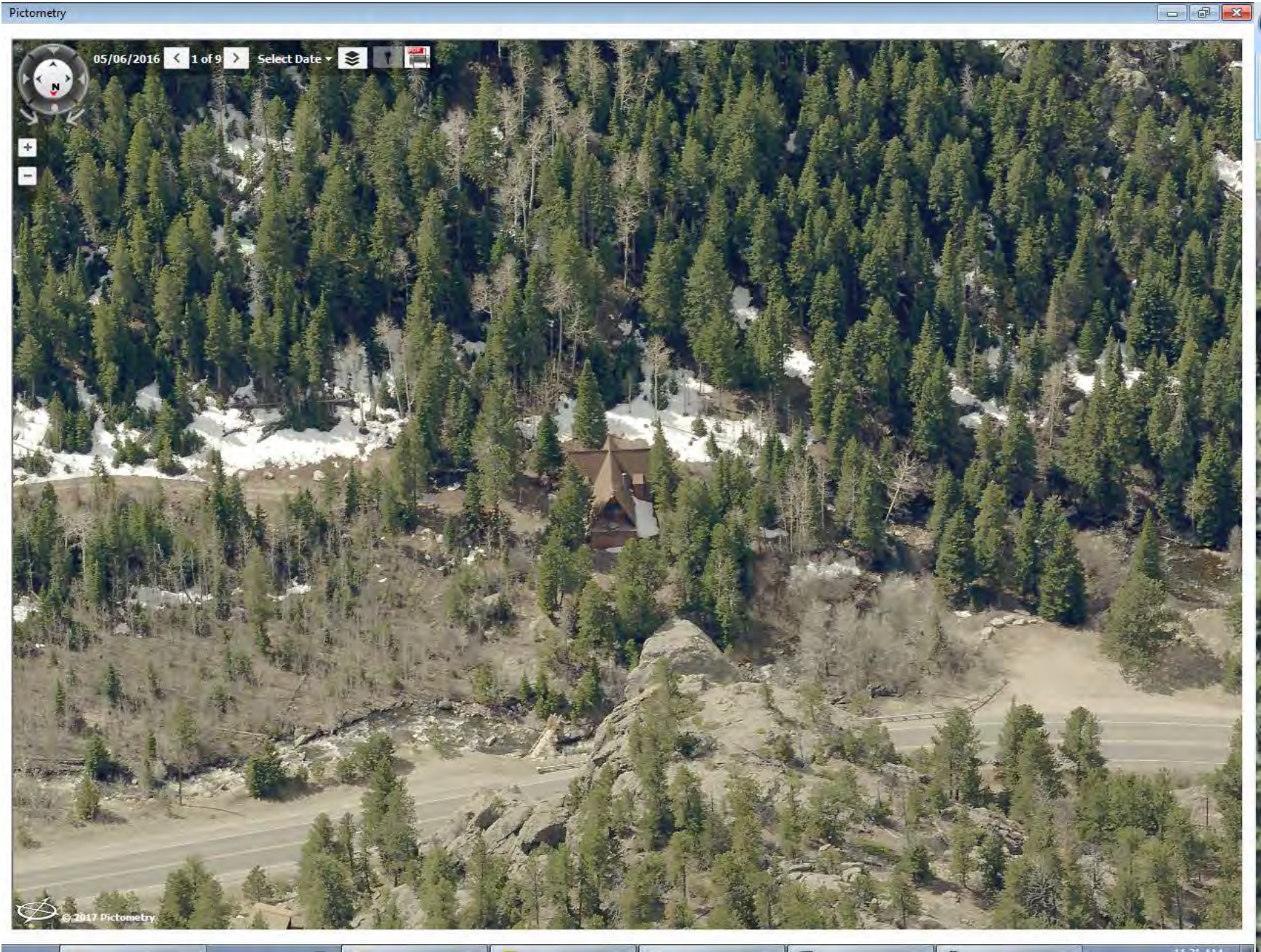
**Documents:** [Subdivision Exemption \(SE-78-014\)](#)  
[No Description \(SE-78-014\)](#)  
[No Description \(SE-78-014\)](#)  
[microfiche \(SE-78-014\)](#)  
[No Description \(BP-93-1513\)](#)  
[BUILDING PERMIT \(BP-09-0451\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1965/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1192 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 324 sq. ft.                 |
|                     |                 | DECK AREA                                | 120 sq. ft.                 |





51916 Peak to Peak





53737

PARCEL NUMBER.

OWNER'S NAME AND ADDRESS:

PEACEFUL VALLEY

INDEX

A. A. O'KELLY PO Box 1282 DICKINSON, TEX

CHANGES IN OWNERSHIP:

| NAME                           | ADDRESS | DATE | VOLUME | PAGE | TYPE<br>INSTRUMENT | REMARKS |
|--------------------------------|---------|------|--------|------|--------------------|---------|
| NE 1/4 NW 1/4 17-2N-72 40 AC   |         |      |        |      |                    |         |
| M/L & PT SE1/4 SW1/4 08-2N-72  |         |      |        |      |                    |         |
| LYING S OF US HWY 160 LESS PTS |         |      |        |      |                    |         |
| SOLD 3.02 ACS M/L TOTAL 43.02  |         |      |        |      |                    |         |
| ACS M/L                        |         |      |        |      |                    |         |
| SPLIT SEE ID 53582             |         |      |        |      |                    |         |

LEGAL DESCRIPTION

|              |  |    |          |
|--------------|--|----|----------|
| SUB-DIVISION |  | OR | ADDITION |
|--------------|--|----|----------|

SECTION

TWP

RANGE

BLOCK

LOT

NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  40 AC

17

 $2N$ 

72



| SUBJECT PROPERTY    |   |             |   | NEIGHBORHOOD   |   |               |   | LOCATION OF IMPROVEMENTS |   | CLASSIFICATION No. |       |       |
|---------------------|---|-------------|---|----------------|---|---------------|---|--------------------------|---|--------------------|-------|-------|
| LAND IMPROVEMENTS   |   | UTILITIES   |   | TOPOGRAPHY     |   | USE           |   | TREND                    |   | STORIES            | UNITS | ROOMS |
|                     |   |             |   |                |   |               |   |                          |   | TYPE               |       |       |
| Paved Street        |   | City Water  |   | Level          | X | Single Family | X | Level                    |   | Improving          |       |       |
| Black Topped Street |   | Well        | X | High           |   | Two Family    |   | High                     |   | Static             |       |       |
| Graveled Street     |   | Sewer       |   | Steep          |   | Multi Family  |   | Steep                    |   | Declining          |       |       |
| Unimproved          | X | Septic Tank | X | Low            |   | Business      |   | Low                      |   | Blighted           |       |       |
| Sidewalk            |   | Cesspool    |   | Sloping        |   | Commercial    |   | Sloping                  |   |                    |       |       |
| Curb and Gutter     |   | Natural Gas |   | Hilly          |   | Industrial    |   | Hilly                    | X |                    |       |       |
| Street Lights       |   | L.P. Gas    | X | Rock           |   |               |   | Rock                     |   |                    |       |       |
| Alley               |   | Electricity | X | Retaining Wall |   |               |   |                          |   |                    |       |       |
|                     |   |             |   |                |   | ZONING        |   |                          |   | ZONING             |       |       |
|                     |   |             |   |                |   |               |   | Date of improvements:    |   |                    |       |       |
|                     |   |             |   |                |   |               |   | Percent Built Up.        |   | %                  |       |       |

[illegible]

| SALES DATA & REMARKS |      |
|----------------------|------|
| 1                    | 1000 |
| 2                    | 1000 |
| 3                    | 1000 |
| 4                    | 1000 |
| 5                    | 1000 |
| 6                    | 1000 |
| 7                    | 1000 |
| 8                    | 1000 |
| 9                    | 1000 |
| 10                   | 1000 |
| 11                   | 1000 |
| 12                   | 1000 |
| 13                   | 1000 |
| 14                   | 1000 |
| 15                   | 1000 |
| 16                   | 1000 |
| 17                   | 1000 |
| 18                   | 1000 |
| 19                   | 1000 |
| 20                   | 1000 |
| 21                   | 1000 |
| 22                   | 1000 |
| 23                   | 1000 |
| 24                   | 1000 |
| 25                   | 1000 |
| 26                   | 1000 |
| 27                   | 1000 |
| 28                   | 1000 |
| 29                   | 1000 |
| 30                   | 1000 |
| 31                   | 1000 |
| 32                   | 1000 |
| 33                   | 1000 |
| 34                   | 1000 |
| 35                   | 1000 |
| 36                   | 1000 |
| 37                   | 1000 |
| 38                   | 1000 |
| 39                   | 1000 |
| 40                   | 1000 |
| 41                   | 1000 |
| 42                   | 1000 |
| 43                   | 1000 |
| 44                   | 1000 |
| 45                   | 1000 |
| 46                   | 1000 |
| 47                   | 1000 |
| 48                   | 1000 |
| 49                   | 1000 |
| 50                   | 1000 |
| 51                   | 1000 |
| 52                   | 1000 |
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| 56                   | 1000 |
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| 59                   | 1000 |
| 60                   | 1000 |
| 61                   | 1000 |
| 62                   | 1000 |
| 63                   | 1000 |
| 64                   | 1000 |
| 65                   | 1000 |
| 66                   | 1000 |
| 67                   | 1000 |
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| 69                   | 1000 |
| 70                   | 1000 |
| 71                   | 1000 |
| 72                   | 1000 |
| 73                   | 1000 |
| 74                   | 1000 |
| 75                   | 1000 |
| 76                   | 1000 |
| 77                   | 1000 |
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| 79                   | 1000 |
| 80                   | 1000 |
| 81                   | 1000 |
| 82                   | 1000 |
| 83                   | 1000 |
| 84                   | 1000 |
| 85                   | 1000 |
| 86                   | 1000 |
| 87                   | 1000 |
| 88                   | 1000 |
| 89                   | 1000 |
| 90                   | 1000 |
| 91                   | 1000 |
| 92                   | 1000 |
| 93                   | 1000 |
| 94                   | 1000 |
| 95                   | 1000 |
| 96                   | 1000 |
| 97                   | 1000 |
| 98                   | 1000 |
| 99                   | 1000 |
| 100                  | 1000 |

Measured By:

Reviewed By \_\_\_\_\_

SPECIAL NOTES:

Reviewed 8/70 JB



R 3 A

| MAIN BUILDING DESCRIPTION |                                  |
|---------------------------|----------------------------------|
| 1.                        | GENERAL INFORMATION              |
| 2.                        | DESCRIPTION OF THE BUILDING      |
| 3.                        | CONSTRUCTION DETAILS             |
| 4.                        | ELECTRICAL SYSTEMS               |
| 5.                        | PLUMBING AND HEATING             |
| 6.                        | VENTILATION AND AIR CONDITIONING |
| 7.                        | SANITARY FACILITIES              |
| 8.                        | SAFETY FEATURES                  |
| 9.                        | ENVIRONMENTAL CONTROL            |
| 10.                       | ACCESSIBILITY                    |
| 11.                       | FINISHES AND MATERIALS           |
| 12.                       | UTILITIES                        |
| 13.                       | MAINTENANCE REQUIREMENTS         |
| 14.                       | COMPLETION DATE                  |
| 15.                       | APPROVALS                        |
| 16.                       | REMARKS                          |
| 17.                       | DRAWINGS                         |
| 18.                       | PHOTOGRAPHS                      |
| 19.                       | TEST RESULTS                     |
| 20.                       | CERTIFICATE OF COMPLETION        |

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS  
BLDG. No. \_\_\_\_\_

GROUND PLAN SKETCH  
(Indicate Number Stores)

Scale \_\_\_\_\_

4x5 STAIRS 1.50

11 16 11

| AREA - MAIN BUILDING |  | AREA |
|----------------------|--|------|
| 20 x 38              |  | 760  |
| 20 x 20              |  | 400  |
| 2 x 16               |  | 32   |

A hand-drawn diagram on grid paper showing a rectangular field. The field is labeled with dimensions 20 (width) and 29 (length). Inside the field, a smaller rectangular area is marked with dimensions 12x29. The diagram is drawn with red ink.

|       |   |      |  |
|-------|---|------|--|
|       | X |      |  |
|       | X |      |  |
|       | X |      |  |
|       | X |      |  |
| TOTAL |   | 1192 |  |

| RATE ADJUSTMENT |    | COMPUTATIONS |    |
|-----------------|----|--------------|----|
| AREA OR         | Yr | Yr           | Yr |
|                 |    | 566          |    |

A hand-drawn cross-section diagram on graph paper. It shows a vertical section of a foundation and a wood deck. The foundation is a rectangular block with a dashed horizontal line inside, labeled 'FOUNDATIONAL LINE'. Below the foundation is a rectangular area labeled 'WOOD DECK'. A horizontal line with a slope of 1:50 is shown to the right of the wood deck, labeled '1:50'. The vertical axis is labeled '70' at the top and '5' at the bottom of the foundation.

[illegible]

20

|                                |                  |      |      |    |      |    |  |  |  |
|--------------------------------|------------------|------|------|----|------|----|--|--|--|
|                                |                  |      |      |    |      |    |  |  |  |
|                                |                  |      |      |    |      |    |  |  |  |
|                                |                  |      |      |    |      |    |  |  |  |
|                                |                  |      |      |    |      |    |  |  |  |
|                                |                  |      |      |    |      |    |  |  |  |
| DOLLAR ADJUSTMENT COMPUTATIONS |                  |      |      |    |      |    |  |  |  |
| ITEM                           | AREA OR QUANTITY | UNIT | Yr.  | 66 | Yr.  | 70 |  |  |  |
|                                |                  |      | COST |    | COST |    |  |  |  |

|                |                                   |   |   |   |   | 140-F                  |
|----------------|-----------------------------------|---|---|---|---|------------------------|
| Base Perimeter |                                   |   |   |   |   | FRONT Actual Perimeter |
|                | ITEM                              | M | F | A | G | E Rm.                  |
| AREA           |                                   |   |   |   |   |                        |
| (3)            | Unfinished Basement               |   |   |   |   |                        |
| (13)           | Finished Basement                 |   |   |   |   |                        |
| (14)           | Finished <del>Basement</del> LOFT |   |   |   |   |                        |
|                |                                   |   |   |   |   | 12 x 27 = 324          |

|     |       |     |     |
|-----|-------|-----|-----|
| 28. | 17    | 8-1 | 145 |
| 9D  | MINUS |     | 480 |

| (S) Porches         |  |                  |  |      |  |       |  |  |                  |  |      |  |       |  |  |                  |  |      |  | 600=120 ✓ | 4X5=20 ✓ |  |
|---------------------|--|------------------|--|------|--|-------|--|--|------------------|--|------|--|-------|--|--|------------------|--|------|--|-----------|----------|--|
| Half Story          |  |                  |  |      |  |       |  |  |                  |  |      |  |       |  |  |                  |  |      |  |           |          |  |
| <b>COMPUTATIONS</b> |  |                  |  |      |  |       |  |  |                  |  |      |  |       |  |  |                  |  |      |  |           |          |  |
| YEAR                |  | August 1966      |  |      |  |       |  |  | 8/13 1970        |  |      |  |       |  |  |                  |  |      |  | 19        |          |  |
| Computed By         |  | MILDRED J        |  |      |  |       |  |  | Jidw             |  |      |  |       |  |  |                  |  |      |  |           |          |  |
| ITEM                |  | Area or Quantity |  | Unit |  | Total |  |  | Area or Quantity |  | Unit |  | Total |  |  | Area or Quantity |  | Unit |  | Total     |          |  |
| First Floor         |  | 1192-602         |  |      |  | 7176  |  |  |                  |  |      |  |       |  |  |                  |  |      |  |           |          |  |

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|                   |  |  |     |  |  |  |  |     |  |
|-------------------|--|--|-----|--|--|--|--|-----|--|
| Second Floor      |  |  |     |  |  |  |  |     |  |
| Third Floor       |  |  |     |  |  |  |  |     |  |
| Half Story        |  |  |     |  |  |  |  |     |  |
| Plumbing          |  |  | 920 |  |  |  |  |     |  |
| Heating & Cooling |  |  | 460 |  |  |  |  | 515 |  |

|                     |      |     |     |      |  |  |  |  |      |  |
|---------------------|------|-----|-----|------|--|--|--|--|------|--|
| Unfinished Basement |      |     |     |      |  |  |  |  |      |  |
| Finished Basement   |      |     |     |      |  |  |  |  |      |  |
| Finished Attic      | LOFT | 324 | 60  | 194  |  |  |  |  |      |  |
| Porches             |      | 120 | 150 | 180  |  |  |  |  |      |  |
| Dollar Adjustment   |      |     |     | -335 |  |  |  |  | +145 |  |
| PORCH               |      | 20  | 150 | 30   |  |  |  |  |      |  |

[illegible]

|                      |      |      |
|----------------------|------|------|
| Replacement Cost New | 8625 | 9160 |
| Percent Good         | 100  | 100% |
| R.C.N.L.D.           | 8625 | 9160 |
| Other Improvements   | —    | —    |
| TOTAL R.C.N.L.D.     | 8625 | 9160 |

— within County; Assessor Records with Photographs Page 333 of 488

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0034355**

**Address: 56 PEAKVIEW RD UNINCORPORATED, 80302**

**Parcel: 131934002007**

**Location: T2N - R71 W - S34 : BOULDER HEIGHTS - BOV**

**Records:** New Residence (BP-72-15183)  
Vacation of a Public Road or Easement (V-72-989)  
New Residence (BP-90-0651)  
Residential Remodel (BP-92-1115)  
Residential Addition (BP-05-0795)

**Documents:** [FILE \(V-72-989\)](#)  
[No Description \(BP-92-1115\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1973/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1674 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 408 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 240 sq. ft.                 |
|                     |                 | DECK AREA                                | 740 sq. ft.                 |











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030608**

**Address: 827 PINE CONE CIR UNINCORPORATED, 80481**

**Parcel: 132129009013**

**Location: T2N - R72 W - S29 : HIDDEN LAKE - MT**

**Records:** Accessory Agricultural Building (BP-72-15823)  
New Residence (BP-85-1098)  
Subdivision Final Plat (SD-102)

### Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1986/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 734 sq. ft.                 |
| WALK-OUT BASEMENT UNFINISHED AREA             |                 |                   | 748 sq. ft.                 |
| BASEMENT GARAGE AREA                          |                 |                   | 220 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 220 sq. ft.                 |
| DECK AREA                                     |                 |                   | 220 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025162**

**Address: 123 PINE GLADE RD UNINCORPORATED, 80466**

**Parcel: 158115001005**

**Location: T1S - R72 W - S14 : ASPEN MEADOWS - MT**

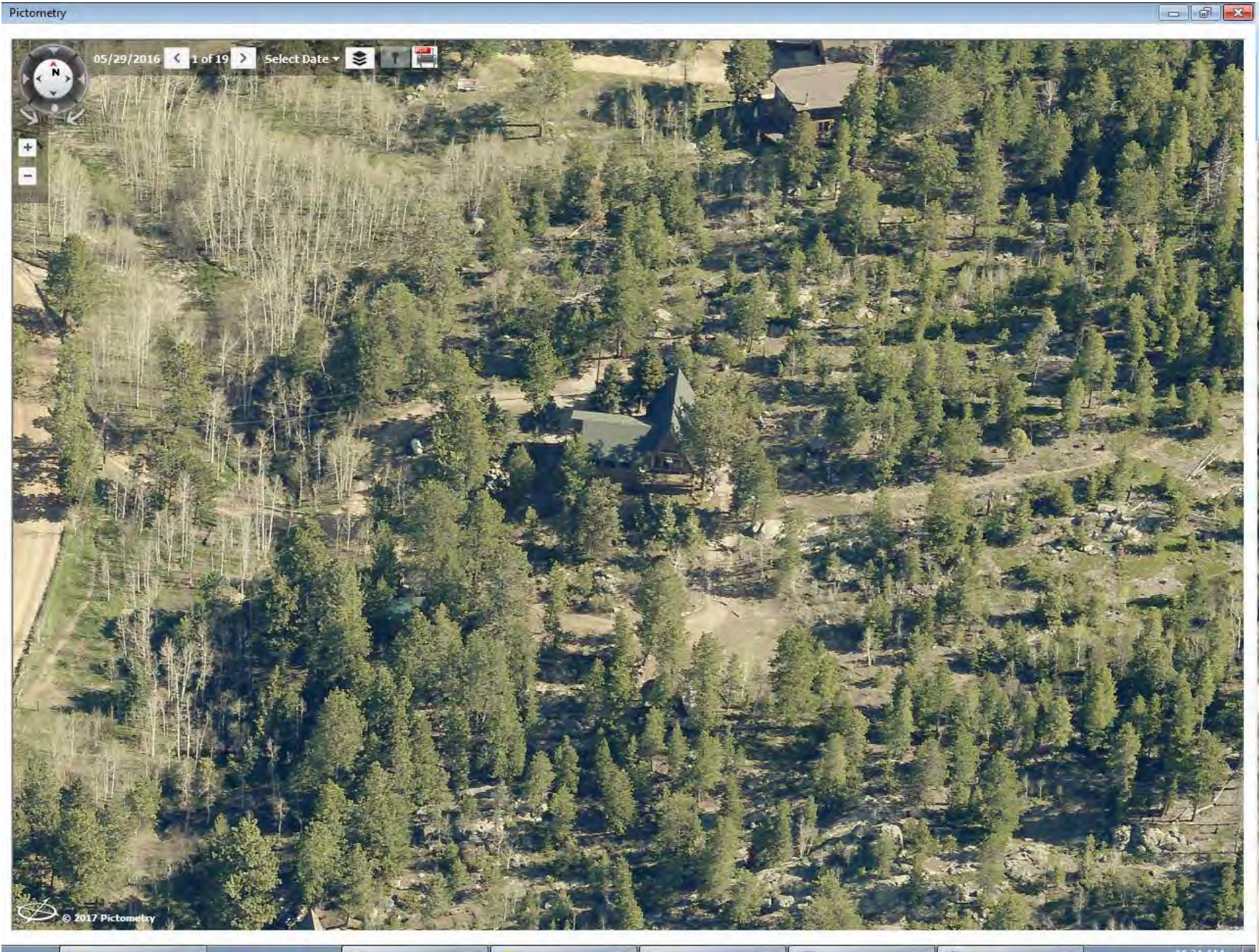
**Records:** Residential Addition (BP-83-1138)  
Subdivision Final Plat (SD-105)  
New Residence (BP-68-10532)  
Residential Addition (BP-99-0042)

**Documents:** [BUILDING PERMIT \(BP-99-0042\)](#)  
[PLANS \(BP-99-0042\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|---------|-----------------|---|-----------------------------|
| Building: 1 | A-FRAME | 1968/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1669 sq. ft.                |
|             |         |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA         | 117 sq. ft.                 |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 144 sq. ft.                 |
|             |         |                 | DECK AREA                                     | 25 sq. ft.                  |













|                               |  |      |  |             |         |                               |                    |  |  |            |      |  |       |                        |  |
|-------------------------------|--|------|--|-------------|---------|-------------------------------|--------------------|--|--|------------|------|--|-------|------------------------|--|
| (AA) TYPE NO.                 |  | 15 T |  | (AN) DESIGN | A FRAME |                               | (AV) APPRAISED BY: |  |  | (AW) DATE: | 1971 |  | Scale | "                      |  |
| COST TABLE REFERENCES         |  |      |  |             |         | YEAR BUILT<br>ADJUSTED YEAR   |                    |  |  |            |      |  |       | 1968                   |  |
| (AB) FIRST STORY              |  |      |  |             |         | (AO) ROOMS                    |                    |  |  |            |      |  |       | 5                      |  |
| (AC) BASEMENT Full            |  |      |  |             |         | (AP) BEDROOMS                 |                    |  |  |            |      |  |       | 1                      |  |
| (AD) ABOVE FIRST              |  |      |  |             |         | (AQ) BATHS                    |                    |  |  |            |      |  |       | 1                      |  |
| (AE) CARPORT                  |  |      |  |             |         | FIRST FLOOR FIN. AREA         |                    |  |  |            |      |  |       | 0                      |  |
| (AF) CARPORT ROOF Pitch Flat  |  |      |  |             |         | ABOVE FIRST FIN. AREA         |                    |  |  |            |      |  |       | 0                      |  |
| (AG) GARAGE                   |  |      |  |             |         | BASEMENT FIN. AREA            |                    |  |  |            |      |  |       | 0                      |  |
| (AH) GARAGE WALL M F          |  |      |  |             |         | TOTAL FINISHED AREA           |                    |  |  |            |      |  |       | 0                      |  |
| (AI)                          |  |      |  |             |         | R.C.N./SQ.FT. FIN. AREA \$    |                    |  |  |            |      |  |       | \$                     |  |
| (E) FOUNDATION                |  |      |  |             |         | APPLIANCES AND MECHANICAL     |                    |  |  |            |      |  |       | 19 19                  |  |
| A Concrete                    |  |      |  |             |         | (K) APPLIANCES                |                    |  |  |            |      |  |       | TYP NO. UNIT COST COST |  |
| B Block                       |  |      |  |             |         | A Cooking Top                 |                    |  |  |            |      |  |       |                        |  |
| C Stone                       |  |      |  |             |         | B Wall Oven                   |                    |  |  |            |      |  |       |                        |  |
| D Brick                       |  |      |  |             |         | C Drop-in Range w/Oven        |                    |  |  |            |      |  |       |                        |  |
| E Piers                       |  |      |  |             |         | D Hood (Standard)             |                    |  |  |            |      |  |       |                        |  |
| F Mud Sills                   |  |      |  |             |         | E Hood, Custom Str.           |                    |  |  |            |      |  |       |                        |  |
| (F) EXTERIOR W.               |  |      |  |             |         | F Hood, Custom Con.           |                    |  |  |            |      |  |       |                        |  |
| A Fr. Wd. or Sh               |  |      |  |             |         | G Electronic Oven             |                    |  |  |            |      |  |       |                        |  |
| B Fr. Asbestos                |  |      |  |             |         | H Electric B.B.Q.             |                    |  |  |            |      |  |       |                        |  |
| C Fr. Stucco                  |  |      |  |             |         | I Double Oven                 |                    |  |  |            |      |  |       |                        |  |
| D Brick Veneer                |  |      |  |             |         | J Central Vacuum              |                    |  |  |            |      |  |       |                        |  |
| E Blk. Painted                |  |      |  |             |         | K Intercom., AM-FM            |                    |  |  |            |      |  |       |                        |  |
| F Blk. Stucco                 |  |      |  |             |         | L Intercom., AM               |                    |  |  |            |      |  |       |                        |  |
| G Brk. on Brk/Blk             |  |      |  |             |         | M Intercom., Remote Sta.      |                    |  |  |            |      |  |       |                        |  |
| H Log                         |  |      |  |             |         | Z                             |                    |  |  |            |      |  |       |                        |  |
| I Metal                       |  |      |  |             |         | (L) PLUMBING                  |                    |  |  |            |      |  |       |                        |  |
| J N.Stn./Moss Rk              |  |      |  |             |         | A Base                        |                    |  |  |            |      |  |       | 12 1280                |  |
| Sq. Ft.                       |  |      |  |             |         | B 3 Fixture Bath              |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | C 3/4 Bath                    |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | D 2 Fixture Bath              |                    |  |  |            |      |  |       |                        |  |
| (G) WINDOWS                   |  |      |  |             |         | E Lavatory                    |                    |  |  |            |      |  |       |                        |  |
| Aldin                         |  |      |  |             |         | F Water Closet                |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | G Bath Tub                    |                    |  |  |            |      |  |       |                        |  |
| (H) ROOF & RFNG.              |  |      |  |             |         | H Roman Tub                   |                    |  |  |            |      |  |       |                        |  |
| A Flat                        |  |      |  |             |         | I Stall Shower                |                    |  |  |            |      |  |       |                        |  |
| B Shed                        |  |      |  |             |         | J Stall Shower, w/Door        |                    |  |  |            |      |  |       |                        |  |
| C Gable                       |  |      |  |             |         | K Kitchen Sink                |                    |  |  |            |      |  |       |                        |  |
| D Hip                         |  |      |  |             |         | L Water Heater                |                    |  |  |            |      |  |       |                        |  |
| E Gambrel                     |  |      |  |             |         | M Laundry Tray                |                    |  |  |            |      |  |       |                        |  |
| F Framing Adj.                |  |      |  |             |         | N Disposal                    |                    |  |  |            |      |  |       |                        |  |
| G Asphalt Shgs.               |  |      |  |             |         | O Dishwasher                  |                    |  |  |            |      |  |       |                        |  |
| H Wood Shu./Shm               |  |      |  |             |         | P R.I. 3 Fixture Bath         |                    |  |  |            |      |  |       |                        |  |
| I Conc. Bar Tile              |  |      |  |             |         | Q Separate Stack              |                    |  |  |            |      |  |       |                        |  |
| J Spanish Tile                |  |      |  |             |         | R Sliding Tub Encl.           |                    |  |  |            |      |  |       |                        |  |
| K Blt./Moss Tile              |  |      |  |             |         | S Water Softener              |                    |  |  |            |      |  |       |                        |  |
| L Built-Up                    |  |      |  |             |         | T Sauna Bath                  |                    |  |  |            |      |  |       |                        |  |
| M Asbestos Shgs.              |  |      |  |             |         | U Bidet                       |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | Z                             |                    |  |  |            |      |  |       |                        |  |
| (I) INTERIOR FIN.             |  |      |  |             |         | (M) HEATING & COOLING         |                    |  |  |            |      |  |       | SQ. FT. UNIT           |  |
| A Unfinished                  |  |      |  |             |         | A Forced Air                  |                    |  |  |            |      |  |       | 1296.62 204            |  |
| B Plastered                   |  |      |  |             |         | B Gravity                     |                    |  |  |            |      |  |       |                        |  |
| C Drywall                     |  |      |  |             |         | C Hot Wtr. or Steam           |                    |  |  |            |      |  |       |                        |  |
| D Wallboard                   |  |      |  |             |         | D Bsmt. Hot Wtr. Heat         |                    |  |  |            |      |  |       |                        |  |
| E Plywood                     |  |      |  |             |         | E Electric                    |                    |  |  |            |      |  |       |                        |  |
| F Hardwood Pant.              |  |      |  |             |         | F Wall or Floor Furnace       |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | G Air Cond. (In Ht. Ducts)    |                    |  |  |            |      |  |       |                        |  |
| (J) FLOORS & FLRG.            |  |      |  |             |         | H Air Cond. (w/Own Ducts)     |                    |  |  |            |      |  |       |                        |  |
| A Wood Joists                 |  |      |  |             |         | I Evaporative Coolers         |                    |  |  |            |      |  |       |                        |  |
| B Subfloor                    |  |      |  |             |         |                               |                    |  |  |            |      |  |       | NO. UNIT               |  |
| C Softwood Flrg.              |  |      |  |             |         | J Electronic Air Cleaners     |                    |  |  |            |      |  |       |                        |  |
| D Hardwood Flrg.              |  |      |  |             |         | K Humidifiers                 |                    |  |  |            |      |  |       |                        |  |
| E Resilient Flrg.             |  |      |  |             |         | L Elect. Wall Ht.-750W        |                    |  |  |            |      |  |       |                        |  |
| F Ceramic Tile                |  |      |  |             |         | M Elect. Wall Ht.-1500W       |                    |  |  |            |      |  |       |                        |  |
| I Conc. Slab                  |  |      |  |             |         | N Attic Ex. Fan (w/Timer)     |                    |  |  |            |      |  |       |                        |  |
| Sq. Ft.                       |  |      |  |             |         | O Thru-Wall Air Cond.         |                    |  |  |            |      |  |       |                        |  |
| J Carpet                      |  |      |  |             |         | Z                             |                    |  |  |            |      |  |       |                        |  |
| Sq. Ft.                       |  |      |  |             |         |                               |                    |  |  |            |      |  |       |                        |  |
| TOTAL APPLIANCES & MECHANICAL |  |      |  |             |         | TOTAL QUALITY ADJUSTMENT      |                    |  |  |            |      |  |       | 42%                    |  |
|                               |  |      |  |             |         | DEPRECIATION                  |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (At Time of Construction) - + |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (CA) Design (Maximum 2%)      |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (CB) Exterior (Maximum 3%)    |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (CC) Interior (Maximum 11%)   |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (CD) NET VARIANCE (From Type) |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | + 100 %                       |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | TOTAL QUALITY ADJUSTMENT      |                    |  |  |            |      |  |       | 42%                    |  |
|                               |  |      |  |             |         | Year of Appraisal 1971 19     |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | By                            |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DA) Year Built 1968          |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DB) Year Remodeled           |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DC) % Remodeled              |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DD) Adjusted Year Built      |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | Normal % Good 98              |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DE) Condition For Age        |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DF) Functional Obsolescence  |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | (DG) Economic Obsolescence    |                    |  |  |            |      |  |       |                        |  |
|                               |  |      |  |             |         | TOTAL R.C.N.L.D.              |                    |  |  |            |      |  |       | \$11510 \$             |  |





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025172

Address: **183 PINE GLADE RD UNINCORPORATED, 80466**

Parcel: **158115001006**

Location: **T1S - R72 W - S14 : ASPEN MEADOWS - MT**

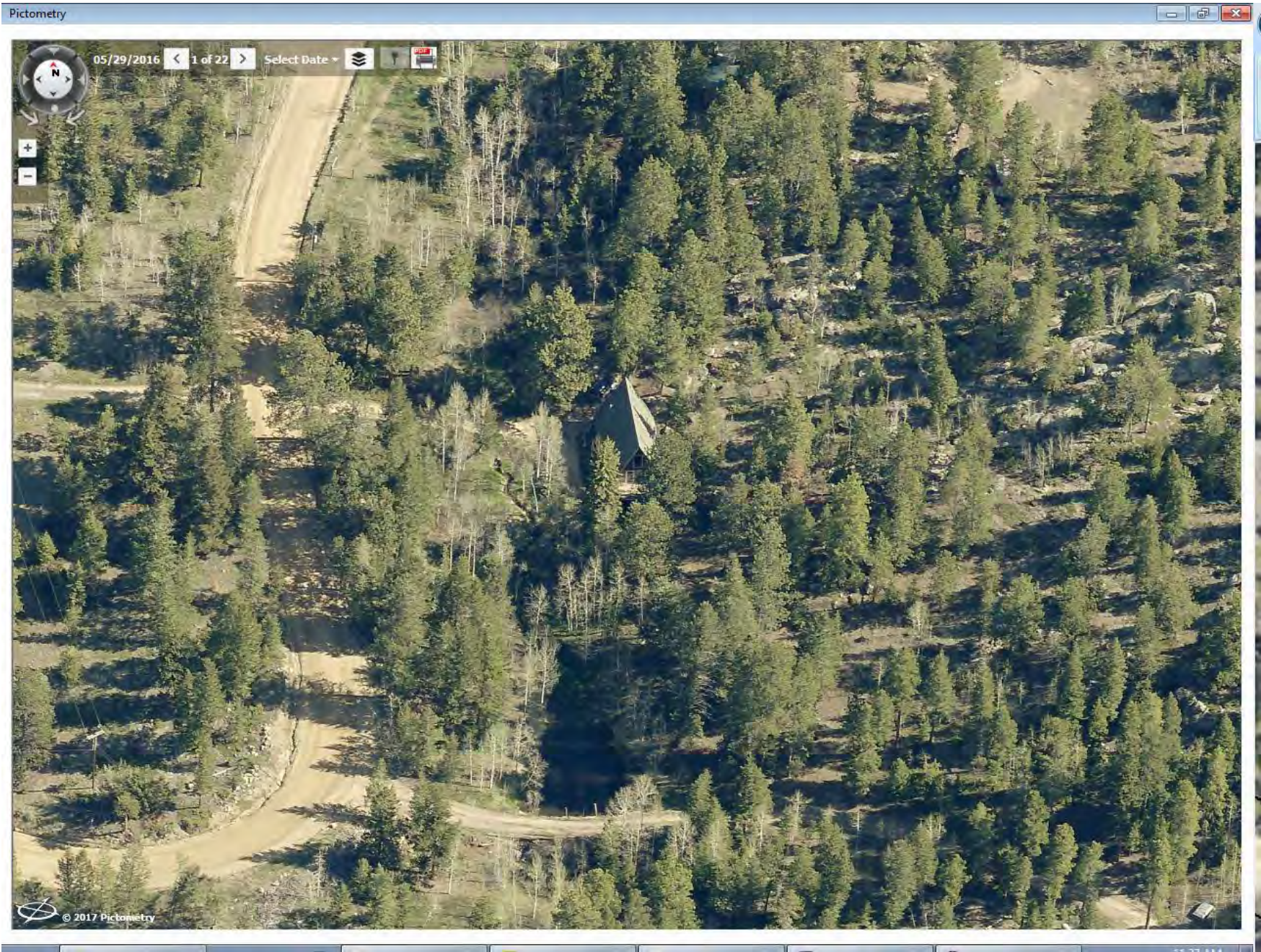
Records: New Residence (BP-80-0444)  
Subdivision Final Plat (SD-105)  
Reroofing (BP-16-1332)

Documents: [BP application & parcel report \(BP-16-1332\)](#)  
[Building Permit \(BP-16-1332\)](#)

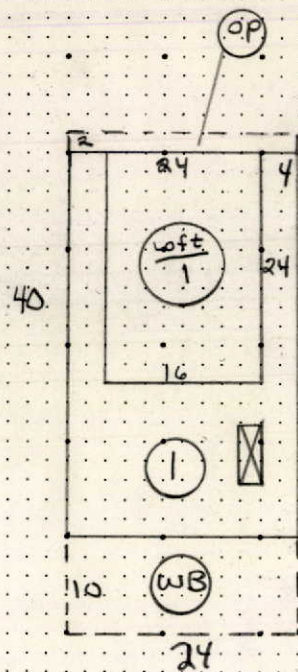
| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1980/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 960 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 384 sq. ft.                 |
| DECK AREA                                     |                 |                   | 240 sq. ft.                 |
| PORCH AREA                                    |                 |                   | 48 sq. ft.                  |













[illegible]





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025189

Address: 1178 PINE GLADE RD UNINCORPORATED, 80466

Parcel: 158114002003

Location: T1S - R72 W - S14 : ASPEN MEADOWS 3 - MT

Records: Subdivision Final Plat (SD-157)  
New Residence (BP-82-0165)

Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1982/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 880 sq. ft.                 |
| SUBTERRANEAN BASEMENT UNFINISHED AREA         |                 |                   | 880 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 192 sq. ft.                 |
| DECK AREA                                     |                 |                   | 240 sq. ft.                 |





FIREPLACE DATA 12WSA

-QUALITY ADJUSTMENTS-

CA

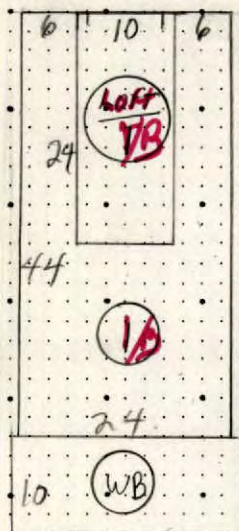
CB

CC

Sliding glass doors

50% - 84  
100% - 85 (.70 phys)

- 30% physical obs.

due to NO cabinets, wall  
coverings, doors (interior).



[illegible]





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026799**

**Address: 179 PINON WAY UNINCORPORATED, 80466**

**Parcel: 158122000082**

**Location: T1S - R72 W - S22 : TR, NBR 910 WALKER RANCH AREA**

**Records:** New Residence (BP-63-6975)  
Residential Addition (BP-84-1110)  
Residential Accessory Building (BP-87-0907)  
Accessory Agricultural Building (BP-93-1222)  
Residential Accessory Building (BP-93-1221)  
Residential Addition (BP-93-1220)  
Research (RES-10-0112)  
Reroofing (BP-11-1507)

**Documents:** [No Description \(BP-93-1220\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[BUILDING PERMIT \(BP-11-1507\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1964/2012       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1230 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 333 sq. ft.                 |



|                 |             |
|-----------------|-------------|
| DETACHED GARAGE | 720 sq. ft. |
| DECK AREA       | 245 sq. ft. |
| PORCH AREA      | 48 sq. ft.  |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026685**

**Address: 231 PINON WAY UNINCORPORATED, 80466**

**Parcel: 158122000085**

**Location: T1S - R72 W - S22 : TR, NBR 910 WALKER RANCH AREA**

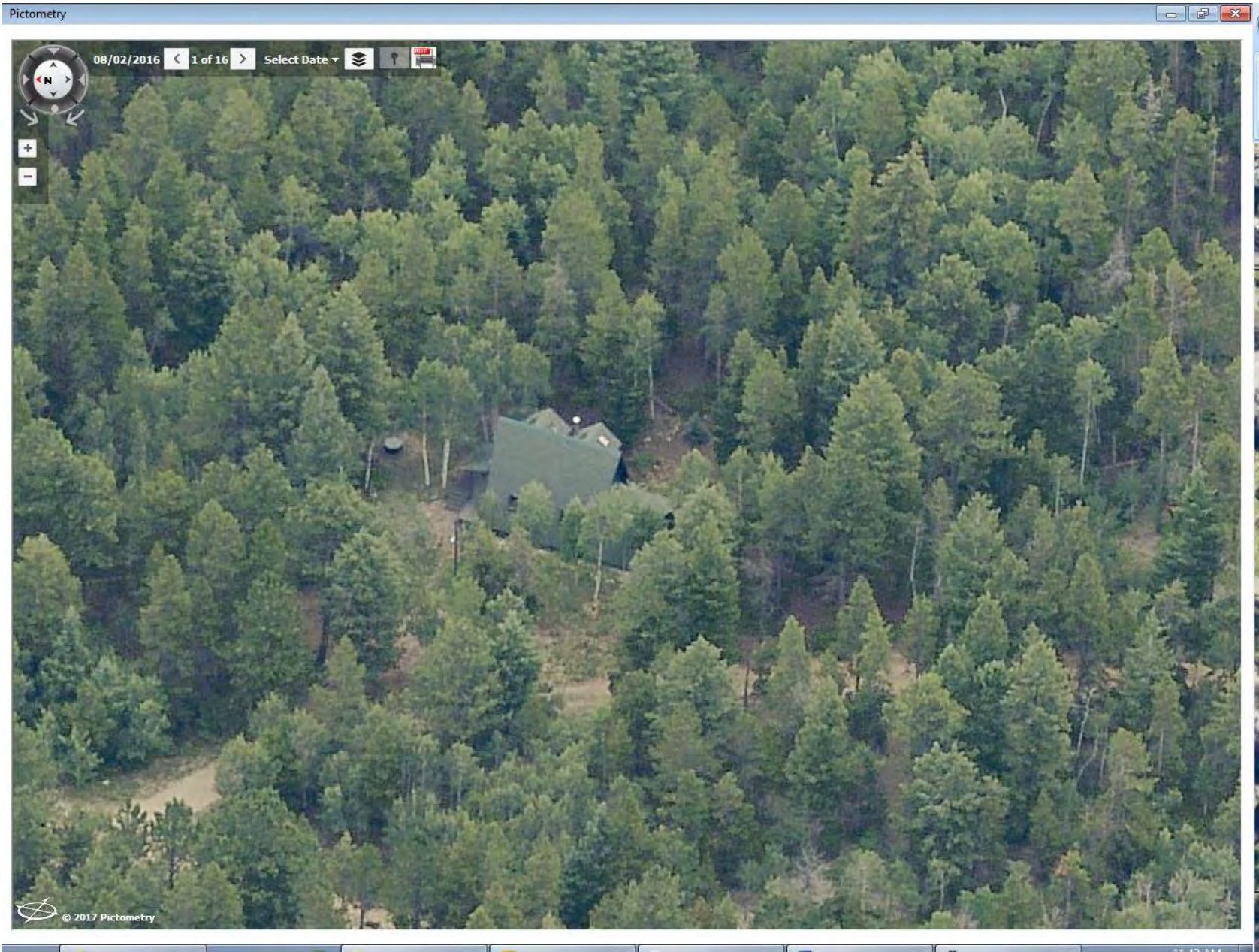
**Records: New Residence (BP-63-6974)  
Research (RES-10-0112)**

**Documents:** [Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1965/1985       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 772 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 240 sq. ft.                 |
| DECK AREA                                |                 |                   | 291 sq. ft.                 |
| DECK AREA                                |                 |                   | 84 sq. ft.                  |
| DECK AREA                                |                 |                   | 144 sq. ft.                 |













# SKETCH/AREA TABLE ADDENDUM

S-T-R 22-1S-72

I.D. # 0026685

PROP ADDRESS 231 PINON WAY

CITY MOUNTAINS

STATE

ZIP

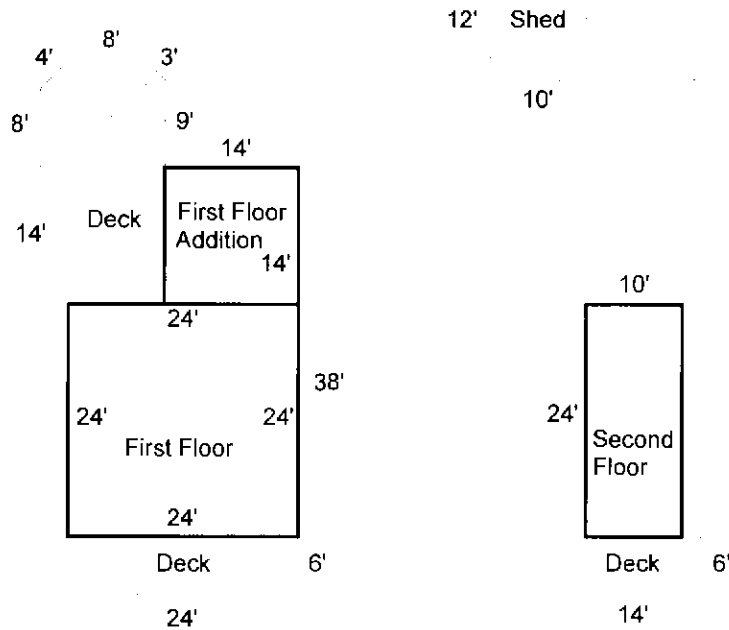
LEGAL 1.25 AC SW 1/4 SE 1/4

APPRAISER DAVID PENNINGTON

OFFICE BOULDER COUNTY ASSESSOR

DEPARTMENT RESIDENTIAL

APPR ADDRESS PO BOX 471, BOULDER, CO 80306



Scale: 1 = 20

## AREA CALCULATIONS SUMMARY

## NOTES

| Code | Description          | Factor | Size | Perimeter | Totals |
|------|----------------------|--------|------|-----------|--------|
| GLA1 | First Floor          | 1.00   | 576  | 96        |        |
|      | First Floor Addition | 1.00   | 196  | 56        | 772    |
| GLA2 | Second Floor         | 1.00   | 240  | 68        | 240    |
| DECK | Deck                 | 1.00   | 144  | 60        |        |
|      | Deck                 | 1.00   | 291  | 73        |        |
|      | Deck                 | 1.00   | 84   | 40        | 519    |
| SHED | Shed                 | 1.00   | 120  | 44        | 120    |

APPRAISER

DATE OF VISIT

TOTAL LIVABLE (rounded)

1012













## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026596**

**Address: 61 PONDEROSA WAY UNINCORPORATED, 80466**

**Parcel: 158122000083**

**Location: T1S - R72 W - S22 : TR, NBR 910 WALKER RANCH AREA**

**Records:** Residential Addition (BP-80-0457)  
New Residence (BP-63-7005)  
Accessory Agricultural Building (BP-68-10995)  
Residential Accessory Building (BP-92-1203)  
Research (RES-10-0112)

**Documents:** [No Description \(BP-92-1203\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1008 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 640 sq. ft.                 |
| DETACHED GARAGE                          |                 |                   | 720 sq. ft.                 |
| DECK AREA                                |                 |                   | 500 sq. ft.                 |
| GREENHOUSE (RESIDENTIAL) AREA            |                 |                   | 104 sq. ft.                 |

0185







## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026594**

**Address: 105 PONDEROSA WAY UNINCORPORATED, 80466**

**Parcel: 158122000084**

**Location: T1S - R72 W - S22 : TR, NBR 910 WALKER RANCH AREA**

**Records:** New Residence (BP-63-6945)  
Residential Remodel (BP-02-1523)  
Electrical Lift Station (BP-10-1386)  
Research (RES-10-0112)

**Documents:** [BUILDING PERMIT \(BP-10-1386\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)  
[Research \(RES-10-0112\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1964/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 960 sq. ft.                 |
|                     |                 | PORCH AREA                               | 168 sq. ft.                 |







## A-Frame Report

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P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0058450**

**Address: 184 PONDEROSA LN UNINCORPORATED, 80510**

**Parcel: 119711100007**

**Location: T3N - R73 W - S11 : TR, NBR 960 ALLENSPARK AREA**

**Records: New Residence (BP-64-7541)  
Residential Addition (BP-01-0838)**

### Documents:

| Style  | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                            | 1965/2001       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA       |                 |                   | 1346 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA             |                 |                   | 160 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA                |                 |                   | 518 sq. ft.                 |
| NON-CALCULATED AREA (USED TO DESCRIBE DRAWING) |                 |                   | 236 sq. ft.                 |
| DECK AREA                                      |                 |                   | 580 sq. ft.                 |
| PATIO AREA                                     |                 |                   | 224 sq. ft.                 |
| SHED AREA                                      |                 |                   | 95 sq. ft.                  |





RESIDENTIAL PROPERTY RECORD CARD

58450

18992

ADDRESS

PARCEL NUMBER

CITY OR TOWN

OWNER'S NAME AND ADDRESS

DR. H. L. SWARTOUT MT. MEER ESTATES, ALLEN'S PARK

INDEX 1365

CHANGES IN OWNERSHIP:

| NAME              | ADDRESS | DATE | VOLUME | PAGE | TYPE INSTRUMENT | REMARKS |
|-------------------|---------|------|--------|------|-----------------|---------|
| Helen R. Swartout |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |
|                   |         |      |        |      |                 |         |

LEGAL DESCRIPTION

TR. 3564

SUB-DIVISION OR ADDITION

SECTION

TWP

RANGE

BLOCK

LOT

11

3N

73



| SUBJECT PROPERTY    |             |                | NEIGHBORHOOD  |            |           | LOCATION OF IMPROVEMENTS |  | CLASSIFICATION No. |       |
|---------------------|-------------|----------------|---------------|------------|-----------|--------------------------|--|--------------------|-------|
| LAND IMPROVEMENTS   | UTILITIES   | TOPOGRAPHY     | USE           | TOPOGRAPHY | TREND     |                          |  | STORIES            | UNITS |
| Paved Street        | City Water  | Level          | Single Family | Level      | Improving |                          |  |                    |       |
| Black Topped Street | Well        | High           | Two Family    | High       | Static    |                          |  |                    |       |
| Gravel Street       | Sewer       | Sleep          | Multi Family  | Steep      | Declining |                          |  |                    |       |
| Unimproved          | Septic Tank | Low            | Business      | Low        | Brighted  |                          |  |                    |       |
| Sidewalk            | Cesspool    | Sloping        | Commercial    | Sloping    |           |                          |  |                    |       |
| Curb and Gutter     | Natural Gas | Hilly          | Industrial    | Hilly      |           |                          |  |                    |       |
| Street Lights       | L.P. Gas    | Rock           |               | Rock       |           |                          |  |                    |       |
| Alley               | Electricity | Retaining Wall |               |            |           |                          |  |                    |       |
|                     |             |                | ZONING        |            |           |                          |  |                    |       |
|                     |             |                |               |            |           |                          |  |                    |       |

LAND VALUE CALCULATION

SUMMARY

| YEAR | SIZE OR ACRES | UNIT VALUE | ADJUSTMENT FACTORS |       |        |       | FRONT FOOT SQUARE FOOT ACRE VALUE | TOTAL VALUE | DATE | APPRaiser   | ACTUAL VALUE |              |       | ASSESSED VALUE |              |       | ENTERED |
|------|---------------|------------|--------------------|-------|--------|-------|-----------------------------------|-------------|------|-------------|--------------|--------------|-------|----------------|--------------|-------|---------|
|      |               |            | BASE               | DEPTH | CORNER | OTHER |                                   |             |      |             | LAND         | IMPROVEMENTS | TOTAL | LAND           | IMPROVEMENTS | TOTAL |         |
|      |               |            |                    |       |        |       |                                   |             | 1965 | B. Swartout |              | 9851         |       | 200            | 2950         | 3150  | CS      |
|      |               |            |                    |       |        |       |                                   |             | 1967 |             | 1330         | 9850         |       | 400            | 2950         | 3350  | Lila    |
|      |               |            |                    |       |        |       |                                   |             | 174  |             |              |              |       | 560            | 3240         |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |             |              |              |       |                |              |       |         |

SALES DATA & REMARKS

Measured By:

Reviewed By:

SPECIAL NOTES:



LOT







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0023472**

**Address: 651 POORMAN RD UNINCORPORATED, 80302**

**Parcel: 146122000024**

**Location: T1N - R71 W - S22 : SUNSHINE CANYON AREA**

**Records:** New Residence (BP-61-5697)  
Residential Addition (BP-77-21549)  
Residential Addition (BP-90-0621)  
Residential Addition (BP-95-1362)  
Residential Addition (BP-97-0117)  
Residential Addition (BP-97-0552)

**Documents:** [No Description \(BP-95-1362\)](#)  
[No Description \(BP-97-0117\)](#)  
[Blank \(BP-97-0552\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                  | 1965/1997       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 2020 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 912 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 616 sq. ft.                 |
| DECK AREA                                |                 |                   | 648 sq. ft.                 |
| PORCH AREA                               |                 |                   | 364 sq. ft.                 |











## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0032199**

**Address: 939 POORMAN RD UNINCORPORATED, 80302**

**Parcel: 146122000029**

**Location: T1N - R71 W - S22 : TR, NBR 128,158,172-178 FOOTHILLS**

**Records:** New Residence (BP-83-0930)  
Electrical Service Change (BP-97-0206)  
Residential Addition (BP-02-1899)  
Research (RES-11-0005)

**Documents:** [No Description \(BP-97-0206\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 2 A-FRAME                           | 1962/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 640 sq. ft.                 |
| SUBTERRANEAN BASEMENT FINISHED AREA           |                 |                   | 320 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 120 sq. ft.                 |
| DECK AREA                                     |                 |                   | 80 sq. ft.                  |







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025165

Address: 134 PORTER RANCH RD UNINCORPORATED, 80466

Parcel: 158101000024

Location: T1S - R72 W - S01 : TR, NBR 910 WALKER RANCH AREA

Records: New Residence (BP-62-5885)  
Electrical Service Change (BP-71-14047)  
Accessory Agricultural Building (BP-86-0860)

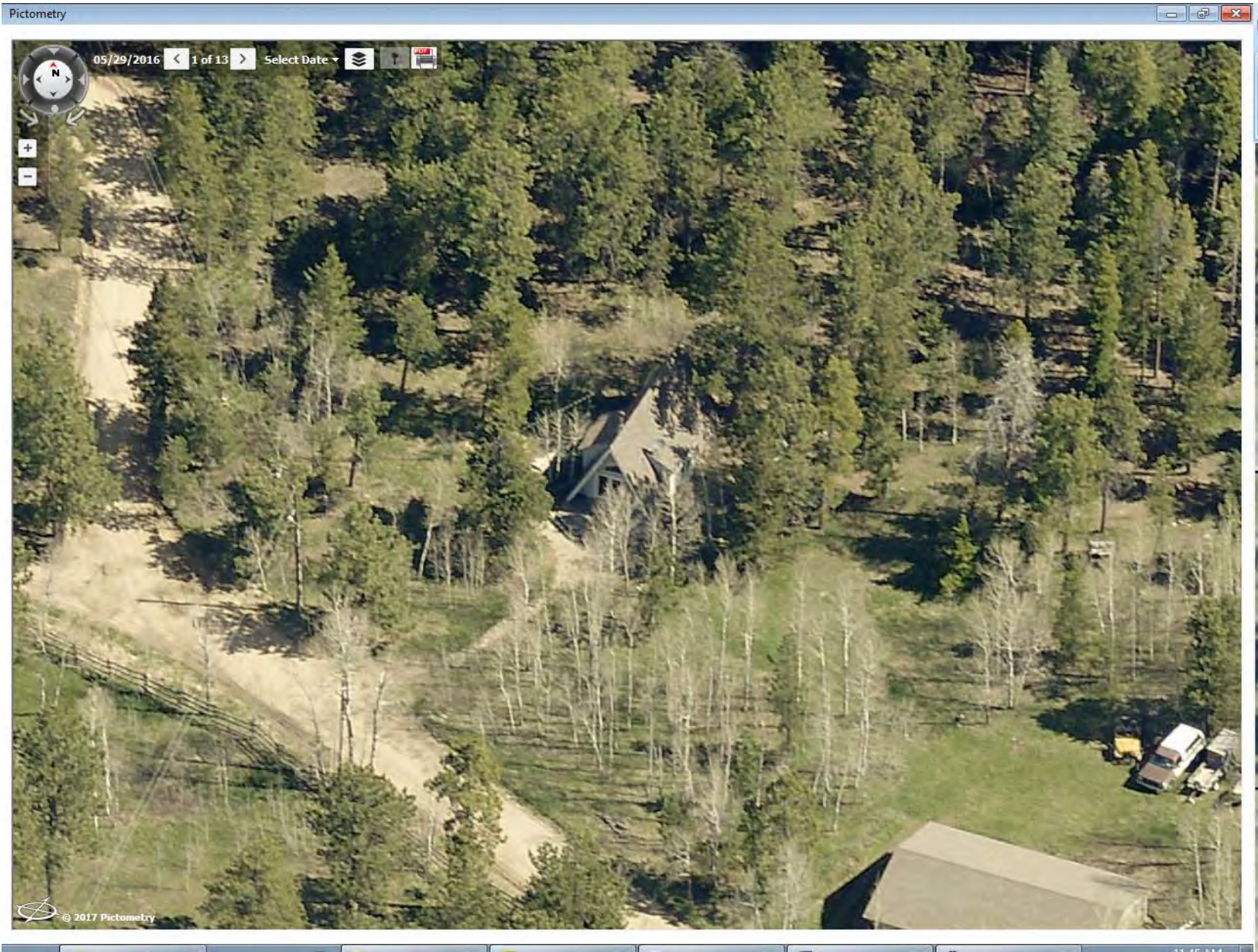
Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1963/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 600 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 100 sq. ft.                 |





134 Porter Ranch Road

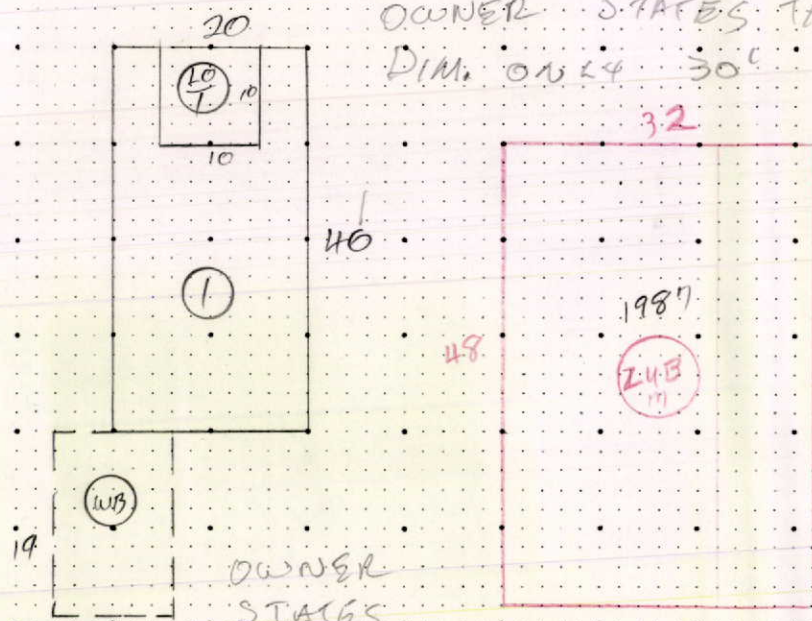




1-15-72

ID# 25165 1/1

SW 1/4 SW 1/4 1-15-72 3.10 ACS  
 PER REC 708913 08/27/85 BCR  
 SEE ID 25166



OWNER STATES THIS  
 DIM. ON 24 30'

$$1st = 40 \times 20 = 800$$

$$2nd = 10 \times 10 = 100$$

$$WB = 19 \times 12 = 228$$

$$ZUB - m = 48 \times 32 = 1536$$

APPRAISER BRBDATE 2/24/87

QUALITY ADJUSTMENTS:  
 CA-DESIGN \_\_\_\_\_

CB-EXTERIOR \_\_\_\_\_

CC-INTERIOR \_\_\_\_\_

DEPRECIATION:  
 PHYSICAL \_\_\_\_\_

FUNCTIONAL \_\_\_\_\_

ECONOMIC \_\_\_\_\_

REMARKS: ZUB - 090-87 add for 88









# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0023537

Address: 579 PRIMOS RD UNINCORPORATED, 80302

Parcel: 145933000009

Location: T1N - R72 W - S33 : TR, NBR 903 SUGARLOAF AREA

Records: New Residence (BP-77-22450)  
Building Lot Determination (BLD-11-0015)

Documents: [Studdiford BLD-11-0015 \(BLD-11-0015\)](#)  
[Research \(BLD-11-0015\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1979/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1580 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 420 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 1160 sq. ft.                |
| BASEMENT GARAGE AREA                     |                 |                   | 600 sq. ft.                 |
| DECK AREA                                |                 |                   | 650 sq. ft.                 |

0815







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0025212


Address: 16 RANGE RD UNINCORPORATED, 80466

Parcel: 158115002001

Location: T1S - R72 W - S14 : ASPEN MEADOWS - MT

Records: Subdivision Final Plat (SD-105)

Documents:

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME   | 1967/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |   |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 256 sq. ft.                 |
|             |  |                 |  |                             |



(VAA) CITY OR TOWN.

# MOUNTAINS

(AA) PARCEL NO.

(AB) SCHEDULE NO.

25212

(DAF) TAX AREA

0182

14-15-72 0234 0025212 0182 1581 15 0 02 001 15F 1

LOT 15 ASPEN MEADOWS

## MAGNOLIA

RT MT

VOJTA NORMAN W & ALVENA M

2400 LINDEN AV  
BOULDER

CO 80302

000 0000 00000

|    |      |     |      |      |      |      |
|----|------|-----|------|------|------|------|
| 78 | 1090 | 840 | 1930 | 3633 | 2800 | 6433 |
|----|------|-----|------|------|------|------|

|    |      |     |      |      |      |      |
|----|------|-----|------|------|------|------|
| 79 | 1200 | 970 | 2170 | 4000 | 3233 | 7233 |
|----|------|-----|------|------|------|------|

1112 1217

255842 00-00  
12-77 QD F

|                                  |                  |
|----------------------------------|------------------|
| (DAB)<br>SEC. $\frac{1}{2}$ SEC. | (DAI)<br>MAP NO. |
|----------------------------------|------------------|

14

DIST.

E

|      |       |       |
|------|-------|-------|
| HAF) | (HAI) | (HAB) |
| PAGE | TYPE  | DOC.  |
|      | INSTR | FFF   |



| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                 | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                    |                                  |                                    |                          |                                   |   |                                 | INCOME APPROACH |                          |                  |                |                    |
|-------------------------------------|-----------------|--|--------------------|----------------------------------|------------------------------------|--------------------------|-----------------------------------|---|---------------------------------|-----------------|--------------------------|------------------|----------------|--------------------|
| (DAH) ZONING                        |                 | (WAA)<br>DATE                            | (WAB)<br>APPRAISER | (IAA)<br>CONFIRMED<br>SALE PRICE | (IAB)<br>OCCUPANCY<br>OWNER/TENANT | (IAC)<br>MONTHLY<br>RENT | (IAD)<br>FURNISHED<br>UNFURNISHED | (IAE)<br>EST. ECONOMIC<br>RENT (UNFUR.) | (WAE)<br>EST. PROPERTY<br>VALUE | DATE            | GROSS RENT<br>MULTIPLIER | ECONOMIC<br>RENT | DATA REFERENCE | INDICATED<br>VALUE |
| (JAA) USE                           |                 |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| IMPROVEMENTS                        |                 |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBA                                 | Paved Street    |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBB                                 | Graveled Street |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBC                                 | Unimproved      |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBD                                 | Sidewalk        |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBE                                 | Curb & Gutter   |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBF                                 | Street Lights   |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JBG                                 | Alley           |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| UTILITIES                           |                 |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCA                                 | Public Water    |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCB                                 | Well Water      |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCC                                 | Public Sewer    |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCD                                 | Septic System   |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCE                                 | Natural Gas     |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JCF                                 | Electricity     |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| TOPOGRAPHY                          |                 |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDA                                 | Level           |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDB                                 | High            |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDC                                 | Steep           |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDD                                 | Low             |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDE                                 | Sloping         |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDF                                 | Hilly           |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDG                                 | Rock            |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JDH                                 | Retaining Wall  |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| SHAPE, ETC.                         |                 |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEA                                 | Representative  |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEB                                 | Irregular       |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEC                                 | Cul-De-Sac      |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JED                                 | Corner          |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEE                                 | View            |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |
| JEF                                 | Non-St. Front   |  |                    |                                  |                                    |                          |                                   |   |                                 |                 |                          |                  |                |                    |

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 370 of 488



|                              |  |                             |  |                                |  |                      |  |                         |  |                                      |  |
|------------------------------|--|-----------------------------|--|--------------------------------|--|----------------------|--|-------------------------|--|--------------------------------------|--|
| (AA) TYPE NO. 157            |  | (AN) DESIGN A-FRAME         |  | (AV) APPRAISED BY:             |  | (AW) DATE: 71        |  | Scale: 1" = 16'         |  | (AX) Date: 4-77-81                   |  |
| COST TABLE REFERENCES        |  | YEAR BUILT 1967             |  | ADJUSTED YEAR                  |  |                      |  |                         |  | Computed by:                         |  |
| (AB) FIRST STORY M F         |  | (AO) ROOMS 1                |  | (AP) BEDROOMS 1                |  | (AQ) BATHS 0         |  |                         |  | (AY) Reviewed by:                    |  |
| (AC) BASEMENT Full Pt. No    |  | FIRST FLOOR FIN. AREA 256   |  | ABOVE FIRST FIN. AREA 0        |  | BASEMENT FIN. AREA 0 |  | TOTAL FINISHED AREA 256 |  | FIRST FLOOR                          |  |
| (AD) ABOVE FIRST M F         |  | R.C.N./SQ. FT. FIN. AREA \$ |  | R.C.N.LD./SQ. FT. FIN. AREA \$ |  |                      |  |                         |  | 16 x 16 = 256                        |  |
| (AE) CARPORT 11 12 13        |  |                             |  |                                |  |                      |  |                         |  | x =                                  |  |
| (AF) CARPORT ROOF Pitch Flat |  |                             |  |                                |  |                      |  |                         |  | x =                                  |  |
| (AG) GARAGE 11 12 13         |  |                             |  |                                |  |                      |  |                         |  | x =                                  |  |
| (AH) GARAGE WALL M F         |  |                             |  |                                |  |                      |  |                         |  | x =                                  |  |
| (AI) Att. Det. Barn          |  |                             |  |                                |  |                      |  |                         |  | (BA) TOTAL 256 @ \$10.70 \$2739      |  |
| (E) FOUNDATION               |  | APPLIANCES AND MECHANICAL   |  | 19 19                          |  |                      |  |                         |  | SECOND FLOOR AND ABOVE               |  |
| A Concrete                   |  | (K) APPLIANCES              |  | TYP NO. UNIT COST COST         |  |                      |  |                         |  | x =                                  |  |
| B Block                      |  | A Cooking Top               |  |                                |  |                      |  |                         |  | x =                                  |  |
| C Stone                      |  | B Wall Oven                 |  |                                |  |                      |  |                         |  | x =                                  |  |
| D Brick                      |  | C Drop-in Range w/Oven      |  |                                |  |                      |  |                         |  | (BB) TOTAL @ \$                      |  |
| E Piers                      |  | D Hood (Standard)           |  |                                |  |                      |  |                         |  | (AJ) 11 12 13 HALF STORY/FIN. ATTIC  |  |
| F Mud Sills                  |  | E Hood, Custom Str.         |  |                                |  |                      |  |                         |  | x =                                  |  |
|                              |  | F Hood, Custom Con.         |  |                                |  |                      |  |                         |  | x =                                  |  |
| (F) EXTERIOR W.              |  | G Electronic Oven           |  |                                |  |                      |  |                         |  | (BC) TOTAL @ \$                      |  |
| A Fr. Wd. or Sh              |  | H Electric B.B.Q.           |  |                                |  |                      |  |                         |  | (AK) 11 12 13 PARTIAL BSMT. (UNFIN.) |  |
| B Fr. Asbestos               |  | I Double Oven               |  |                                |  |                      |  |                         |  | x =                                  |  |
| C Fr. Stucco                 |  | J Central Vacuum            |  |                                |  |                      |  |                         |  | x =                                  |  |
| D Brick Veneer               |  | K Intercom., AM-FM          |  |                                |  |                      |  |                         |  | (BD) TOTAL @ \$                      |  |
| E Blk. Painted               |  | L Intercom., AM             |  |                                |  |                      |  |                         |  | TOTAL BASE COST \$2739               |  |
| F Blk. Stucco                |  | M Intercom., Remote Sta.    |  |                                |  |                      |  |                         |  | QUALITY ADJUSTMENT - %               |  |
| G Brk. on Brk/Blk            |  | Z                           |  |                                |  |                      |  |                         |  | ADJUSTED BASE COST \$2739            |  |
| H Log                        |  | (L) PLUMBING                |  |                                |  |                      |  |                         |  | (AL) 11 12 13 FINISHED BASEMENT      |  |
| I Metal                      |  | A Base                      |  |                                |  |                      |  |                         |  | x =                                  |  |
| J N.Stn./Moss Rk             |  | B 3 Fixture Bath            |  |                                |  |                      |  |                         |  | (BE) TOTAL @ \$                      |  |
| Sq. Ft.                      |  | C 3/4 Bath                  |  |                                |  |                      |  |                         |  | APPLIANCES & MECHANICAL 76           |  |
|                              |  | D 2 Fixture Bath            |  |                                |  |                      |  |                         |  | DOLLAR ADJUSTMENTS                   |  |
| (G) WINDOWS                  |  | E Lavatory                  |  |                                |  |                      |  |                         |  | Area Unit                            |  |
| A Aluminum                   |  | F Water Closet              |  |                                |  |                      |  |                         |  | N. Stn./Moss Rock @ \$               |  |
|                              |  | G Bath Tub                  |  |                                |  |                      |  |                         |  | Framing Adj.                         |  |
| (H) ROOF & RFNG.             |  | H Ramon Tub                 |  |                                |  |                      |  |                         |  | Roofing 256 .26 66                   |  |
| A Flat                       |  | I Stall Shower              |  |                                |  |                      |  |                         |  | Concrete Slab ( ) ( )                |  |
| B Shed                       |  | J Stall Shower, w/Door      |  |                                |  |                      |  |                         |  | Carpet ( ) ( )                       |  |
| C Gable                      |  | K Kitchen Sink              |  |                                |  |                      |  |                         |  | (AM) 11 12 13 PORCHES, ETC.          |  |
| D Hip                        |  | L Water Heater              |  |                                |  |                      |  |                         |  | Area Unit                            |  |
| E Gambrel                    |  | M Laundry Tray              |  |                                |  |                      |  |                         |  | x =                                  |  |
| F Framing Adj.               |  | N Disposal                  |  |                                |  |                      |  |                         |  | x =                                  |  |
| G Asphalt Shgs.              |  | O Dishwasher                |  |                                |  |                      |  |                         |  | x =                                  |  |
| H Wood Shk. Shgs.            |  | P R.I., 3 Fixture Bath      |  |                                |  |                      |  |                         |  | CARPORT                              |  |
| I Conc. Bar Tile             |  | Q Separate Stack            |  |                                |  |                      |  |                         |  | (BF) x                               |  |
| J Spanish Tile               |  | R Sliding Tub Encl.         |  |                                |  |                      |  |                         |  | (BF) x                               |  |
| K Sh./Moss Tile              |  | S Water Softener            |  |                                |  |                      |  |                         |  | GARAGE                               |  |
| L Built-Up                   |  | T Sauna Bath                |  |                                |  |                      |  |                         |  | (BG) x                               |  |
| M Asbestos Shgs.             |  | U Bidet                     |  |                                |  |                      |  |                         |  | (BG) x                               |  |
|                              |  | Z                           |  |                                |  |                      |  |                         |  | OTHER ITEMS                          |  |
| (I) INTERIOR FIN.            |  | (M) HEATING & COOLING       |  | SQ. FT. UNIT                   |  |                      |  |                         |  | REPLACEMENT COST NEW \$2881          |  |
| A Unfinished                 |  | A Forced Air                |  |                                |  |                      |  |                         |  | ADJUSTED % GOOD 97%                  |  |
| B Plastered                  |  | B Gravity                   |  |                                |  |                      |  |                         |  | TOTAL R.C.N.L.D. \$2790              |  |
| C Drywall                    |  | C Hot Wtr. or Steam         |  |                                |  |                      |  |                         |  |                                      |  |
| D Wallboard                  |  | D Bsmt. Hot Wtr. Heat       |  |                                |  |                      |  |                         |  |                                      |  |
| E Plywood                    |  | E Electric                  |  |                                |  |                      |  |                         |  |                                      |  |
| F Hardwood Panel             |  | F Wall or Floor Furnace     |  | 256 30 76                      |  |                      |  |                         |  |                                      |  |
|                              |  | G Air Cond. (In Ht. Ducts)  |  |                                |  |                      |  |                         |  |                                      |  |
| (J) FLOORS & FLRG.           |  | H Air Cond. (w/Own Ducts)   |  |                                |  |                      |  |                         |  |                                      |  |
| A Wood Joists                |  | I Evaporative Coolers       |  |                                |  |                      |  |                         |  |                                      |  |
| B Subfloor                   |  |                             |  | NO. UNIT                       |  |                      |  |                         |  |                                      |  |
| C Softwood Flrg.             |  | J Electronic Air Cleaners   |  |                                |  |                      |  |                         |  |                                      |  |
| D Hardwood Flrg.             |  | K Humidifiers               |  |                                |  |                      |  |                         |  |                                      |  |
| E Resilient Flrg.            |  | L Elect. Wall Ht.-750W      |  |                                |  |                      |  |                         |  |                                      |  |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025152**

**Address: 95 RANGE RD UNINCORPORATED, 80466**

**Parcel: 158115003001**

**Location: T1S - R72 W - S14 : ASPEN MEADOWS - MT**

**Records: Subdivision Final Plat (SD-105)  
New Residence (BP-72-15793)**

### Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1972/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 744 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 288 sq. ft.                 |
| DECK AREA                                |                 |                   | 240 sq. ft.                 |





F

R 1977

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 373 of 488



Appendix B. Compilation of Known A-frames with % County Assessor Records with Photographs Page 374 of 488





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030527**

Address: **223 REINDEER DR UNINCORPORATED, 80481**

Parcel: **132129003019**

Location: **T2N - R72 W - S29 : SANTAZAKERS - MT**

Records: New Residence (BP-96-0985)  
Site Plan Review (SPR-96-143)

Documents: [No Description \(BP-96-0985\)](#)  
[SPR \(SPR-96-143\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1998/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 402 sq. ft.                 |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 140 sq. ft.                 |
|                     |                 | DECK AREA                                | 209 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0053663**

**Address: 409 RIVERSIDE DR UNINCORPORATED, 80540**

**Parcel: 119934400006**

**Location: T3N - R72 W - S34 : TR, NBR 961 ST VRAIN AREA**

**Records:** Subdivision Exemption (SE-74-198)  
New Residence (BP-61-5416)  
Residential Accessory Building (BP-95-0996)  
Variance (VAR-95-10)  
Variance (PAC-03-011)  
Residential Addition (BP-03-1402)  
Land Survey Plat (LS-04-0016)  
Building Lot Determination (BLD-03-132)  
Building Code Violation (BCV-03-5004)  
Building Code Violation (BCV-03-5022)

**Documents:** [Microfiche Card \(SE-74-198\)](#)  
[Microfiche Card \(SE-74-198\)](#)  
[No Description \(BP-95-0996\)](#)  
[No Description \(LS-04-0016\)](#)

| Style               | Built/Remodeled | Construction Type | Improvement Type            |
|---------------------|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME | 1963/2004       | Mountains         | SINGLE FAM RES IMPROVEMENTS |

FIRST FLOOR (ABOVE GROUND) FINISHED AREA 504 sq. ft.

2ND FLOOR AND HIGHER FINISHED AREA 252 sq. ft.



















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Planning 303-441-3930 Building 303-441-3925

Account Number: R0053652

Address: 2115 RIVERSIDE DR UNINCORPORATED, 80481

Parcel: 132104004008

Location: T2N - R72 W - S04 : RAYMOND BUTLERS - MT

Records: New Residence (BP-62-6080)  
PreApplication Conference (PAC-08-097)  
Furnace (BP-09-0793)

Documents: [Microfiche Card \(BP-62-6080\)](#)  
[BUILDING PERMIT \(BP-09-0793\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1963/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 960 sq. ft.                 |
| BASEMENT GARAGE AREA                     |                 |                   | 480 sq. ft.                 |
| DECK AREA                                |                 |                   | 57 sq. ft.                  |











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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0030585**

**Address: 1290 ROCK LAKE RD UNINCORPORATED, 80481**

**Parcel: 132127000010**

**Location: T2N - R72 W - S27 : TR, NBR 950 JAMESTOWN AREA**

**Records:** Residential Addition (BP-79-0847)  
New Residence (BP-66-9177)  
Variance (VAR-79-0442)  
Residential Remodel (BP-07-2116)

**Documents:** [microfiche \(VAR-79-0442\)](#)  
[BUILDING PERMIT \(BP-07-2116\)](#)

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1967/2007       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 1083 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA            |                 |                   | 168 sq. ft.                 |
| ATTACHED GARAGE AREA                          |                 |                   | 432 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 168 sq. ft.                 |
| DECK AREA                                     |                 |                   | 461 sq. ft.                 |







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0081011**

**Address: 200 ROCKLEDGE CIR UNINCORPORATED, 80540**

**Parcel: 119932000050**

**Location: T3N - R72 W - S32 : TR, NBR 960 ALLENSPARK AREA**

**Records: Moved in Residence (BP-83-0860)**

**New Residence (BP-83-0859)**

**Residential Accessory Building (BP-89-0472)**

**Accessory Agricultural Building (BP-91-0413)**

**Documents: [No Description \(BP-91-0413\)](#)**

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1983/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 984 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA               |                 |                   | 984 sq. ft.                 |
| DETACHED GARAGE                               |                 |                   | 736 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 396 sq. ft.                 |
| DECK AREA                                     |                 |                   | 316 sq. ft.                 |
| PORCH AREA                                    |                 |                   | 316 sq. ft.                 |
| PORCH AREA                                    |                 |                   | 104 sq. ft.                 |





200 Rockledge Photo by J. Wahlers 11/2/2017



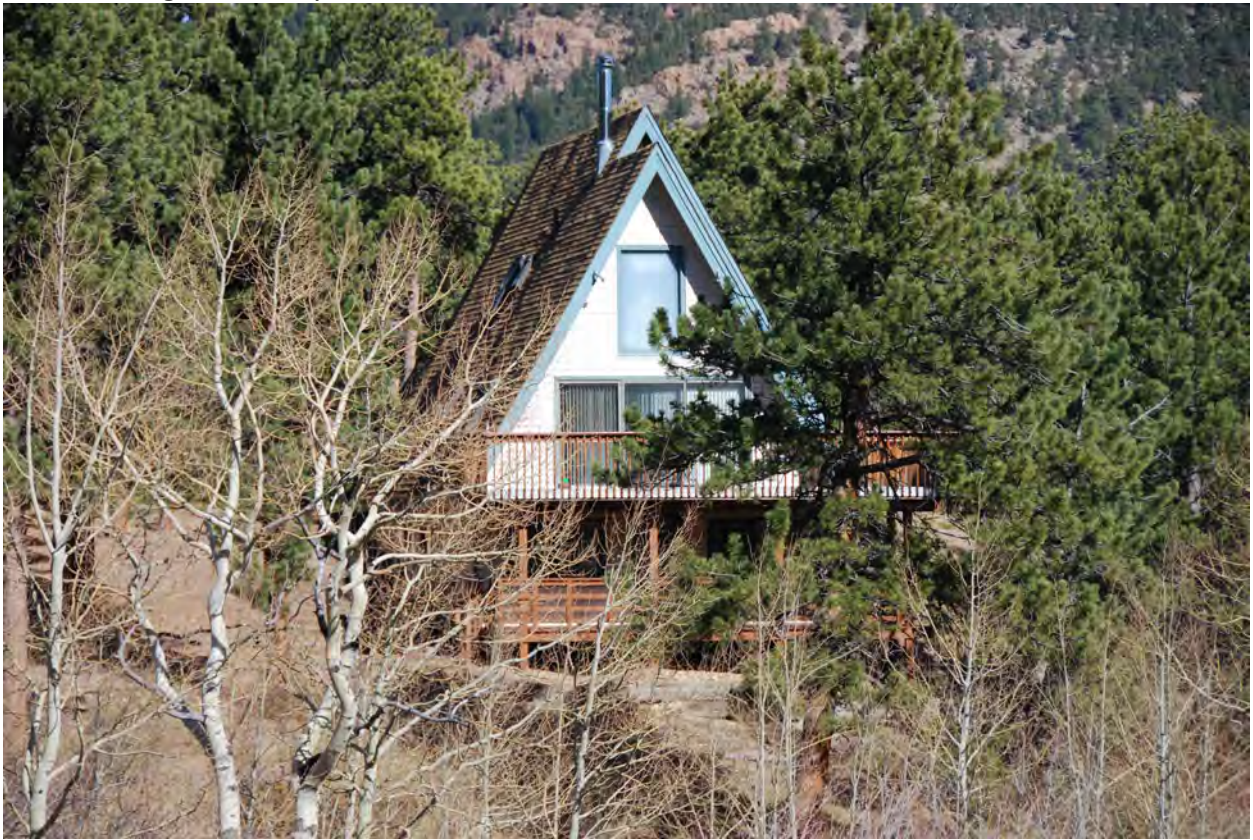


200 Rockledge Photo by J. Wahlers 11/2/2017





200 Rockledge Photo by J. Wahlers 11/2/2017







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[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0026008**

Address: **2 RONNIE RD UNINCORPORATED, 80403**

Parcel: **158136010009**

Location: **T1S - R72 W - S36 : KUHLMANN HEIGHTS 3 - MT**

Records: Residential Remodel (BP-92-1153)  
Residential Accessory Building (BP-99-1167)  
Boiler (BP-09-1566)  
Residential Addition (BP-16-1912)

Documents: [No Description \(BP-92-1153\)](#)  
[No Description \(BP-99-1167\)](#)  
[BUILDING PERMIT \(BP-09-1566\)](#)  
[BP application \(BP-16-1912\)](#)  
[Plans at application \(BP-16-1912\)](#)  
[Energy audit \(BP-16-1912\)](#)  
[Certificate of Advising \(BP-16-1912\)](#)  
[public health referral response \(BP-16-1912\)](#)  
[Plan Check Letter \(BP-16-1912\)](#)  
[Sheet 1 revision 12-14-2016 \(BP-16-1912\)](#)  
[Sheet 2 12/14/2016 \(BP-16-1912\)](#)  
[Water Heater \(BP-16-1912\)](#)  
[Skylight \(BP-16-1912\)](#)  
[Elevations - Deck Removed \(BP-16-1912\)](#)

|             | Style   | Built/Remodeled | Construction Type | Improvement Type            |
|-------------|---------|-----------------|-------------------|-----------------------------|
| Building: 1 | A-FRAME | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |



|  |              |
|--|--------------|
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1216 sq. ft. |
| 2ND FLOOR AND HIGHER FINISHED AREA       | 618 sq. ft.  |
| DECK AREA                                | 447 sq. ft.  |

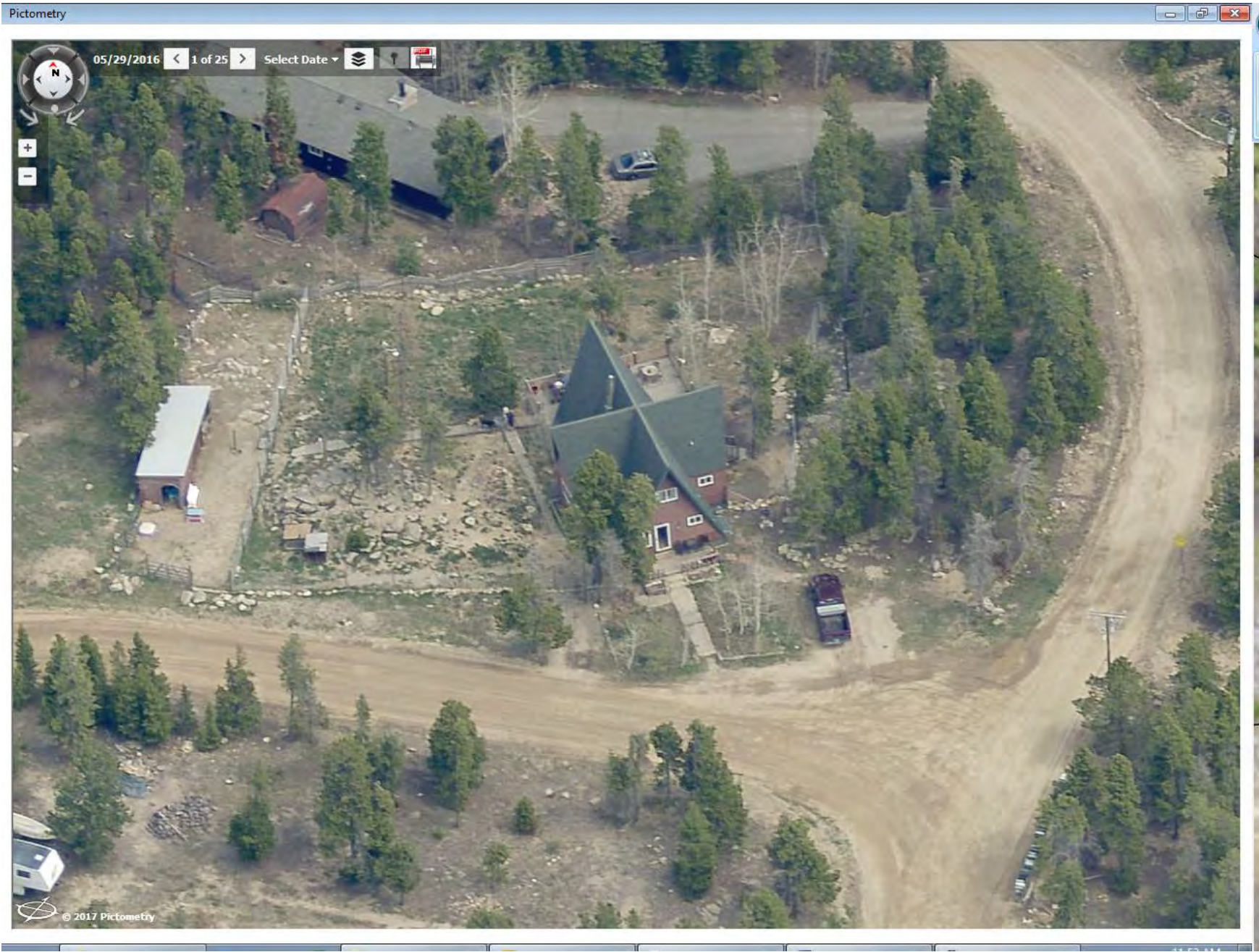




2 Ronnie Lane Photo by J. Wahlers 11/2/2017









# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL (AZ) CARD 1 OF 1 CARDS

|   |  |                            |  |  |  |                        |  |  |  |                        |  |  |  |  |  |
|---|--|----------------------------|--|--|--|------------------------|--|--|--|------------------------|--|--|--|--|--|
| (AA) TYPE NO. <u>12F</u>  |  | (AN) DESIGN <u>1 Story</u> |  | (AV) APPRAISED BY: <u>BL</u>   |  | (AW) DATE: <u>1971</u> |  | (AX) Date: <u>2-77</u>   |  | Computed by: <u>mm</u> |  | (AY) Reviewed by:  |  |  |  |
| COST TABLE REFERENCES<br>(AB) FIRST STORY <input type="checkbox"/> M <input type="checkbox"/> F<br>(AC) BASEMENT Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input type="checkbox"/><br>(AD) ABOVE FIRST <input type="checkbox"/> M <input type="checkbox"/> F<br>(AE) CARPORT <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13<br>(AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/><br>(AG) GARAGE <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13<br>(AH) GARAGE WALL <input type="checkbox"/> M <input type="checkbox"/> F<br>(AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsmt. <input type="checkbox"/> |  |                            |  | YEAR BUILT <u>1964</u><br>ADJUSTED YEAR<br>(AO) ROOMS <u>4</u><br>(AP) BEDROOMS <u>2</u><br>(AQ) BATHS <u>1</u><br>FIRST FLOOR FIN. AREA <u>1216</u> $\Phi$<br>ABOVE FIRST FIN. AREA <u>1316</u> $\Phi$<br>BASEMENT FIN. AREA <u>—</u> $\Phi$<br>TOTAL FINISHED AREA <u>2432</u> $\Phi$<br>R.C.N./SQ. FT. FIN. AREA \$<br>R.C.N.L.D./SQ. FT. FIN. AREA \$  |  |                        |  |  |  |                        |  |  |  |  |  |
| (E) FOUNDATION<br>A Concrete <input checked="" type="checkbox"/><br>B Block <input type="checkbox"/><br>C Stone <input type="checkbox"/><br>D Brick <input type="checkbox"/><br>E Piers <input type="checkbox"/><br>F Mud Sills <input type="checkbox"/><br>(F) EXTERIOR W.<br>A Fr. Wd. or Sh. <input checked="" type="checkbox"/><br>B Fr. Asbestos <input type="checkbox"/><br>C Fr. Stucco <input type="checkbox"/><br>D Brick Veneer <input type="checkbox"/><br>E Blk. Painted <input type="checkbox"/><br>F Blk. Stucco <input type="checkbox"/><br>G Brk. on Brk./Blk <input type="checkbox"/><br>H Log <input type="checkbox"/><br>I Metal <input type="checkbox"/><br>J N.Stn./Moss Rk. <input type="checkbox"/><br>Sq. Ft.                   |  |                            |  | (K) APPLIANCES AND MECHANICAL<br>A Cooking Top<br>B Wall Oven<br>C Drop-in Range w/Oven<br>D Hood (Standard)<br>E Hood, Custom Str.<br>F Hood, Custom Con.<br>G Electronic Oven<br>H Electric B.B.Q.<br>I Double Oven<br>J Central Vacuum<br>K Intercom., AM-FM<br>L Intercom., AM<br>M Intercom., Remote Sta.<br>(L) PLUMBING<br>A Base <input checked="" type="checkbox"/><br>B 3 Fixture Bath<br>C 3/4 Bath<br>D 2 Fixture Bath<br>E Lavatory<br>F Water Closet<br>G Bath Tub<br>H Roman Tub<br>I Stall Shower<br>J Stall Shower, w/Door<br>K Kitchen Sink<br>L Water Heater<br>M Laundry Tray<br>N Disposal<br>O Dishwasher<br>P R.I. 3 Fixture Bath<br>Q Separate Stack<br>R Sliding Tub Encl.<br>S Water Softener<br>T Sauna Bath<br>U Bidet<br>Z  |  |                        |  |  |  |                        |  |  |  |  |  |
| (G) WINDOWS<br><u>Alum</u> <input checked="" type="checkbox"/><br>(H) ROOF & RFNG.<br>A Flat <input type="checkbox"/><br>B Shed <input type="checkbox"/><br>C Gable <input checked="" type="checkbox"/><br>D Hip <input type="checkbox"/><br>E Gambrel <input type="checkbox"/><br>F Framing Adj. <input checked="" type="checkbox"/><br>G Asphalt Shgs. <input checked="" type="checkbox"/><br>H Wood Shk./Shgs. <input type="checkbox"/><br>I Conc. Bar Tile <input type="checkbox"/><br>J Spanish Tile <input type="checkbox"/><br>K Slr./Missn. Tile <input type="checkbox"/><br>L Built-Up <input type="checkbox"/><br>M Asbestos Shgs. <input type="checkbox"/>   |  |                            |  | (Z) OTHER ITEMS<br>A Fireplace <u>900</u><br>B Yard Improvements<br>C <u>Bamg 224</u> <u>700</u><br>D<br>E<br>Z<br>TOTAL OTHER ITEMS   |  |                        |  | (BA) TOTAL <u>1216</u> $\Phi$ \$ <u>10.69</u> \$ <u>13000</u> \$<br>SECOND FLOOR AND ABOVE<br>x =<br>x =<br>x =<br>(BB) TOTAL $\Phi$ \$<br>(AJ) <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 HALF STORY/FIN. ATTIC<br>x =<br>x =<br>(BC) TOTAL <u>1216</u> $\Phi$ \$ <u>5.02</u> <u>6100</u><br>(AK) <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 PARTIAL BSMT. (UNFIN.)<br>x =<br>x =<br>(BD) TOTAL $\Phi$ \$<br>TOTAL BASE COST \$ <u>19100</u> \$<br>QUALITY ADJUSTMENT <u>108</u> %<br>ADJUSTED BASE COST \$ <u>20628</u> \$<br>(AL) <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 FINISHED BASEMENT<br>x =<br>x =<br>(BE) TOTAL $\Phi$ \$ |  |                        |  |  |  |  |  |
| (I) INTERIOR FIN.<br>A Unfinished <input type="checkbox"/><br>B Plastered <input type="checkbox"/><br>C Drywall <input checked="" type="checkbox"/><br>D Wallboard <input type="checkbox"/><br>E Plywood <input type="checkbox"/><br>F Hardwood Panl. <input type="checkbox"/><br>(J) FLOORS & FLRG.<br>A Wood Joists <input type="checkbox"/><br>B Subfloor <input checked="" type="checkbox"/><br>C Softwood Flrg. <input type="checkbox"/><br>D Hardwood Flrg. <input checked="" type="checkbox"/><br>E Resilient Flrg. <input type="checkbox"/><br>F Ceramic Tile <input type="checkbox"/><br>I Conc. Slab <input type="checkbox"/><br>Sq. Ft.<br>J Carpet <input type="checkbox"/><br>Sq. Ft.  |  |                            |  | (M) HEATING & COOLING<br>A Forced Air <input type="checkbox"/><br>B Gravity <input type="checkbox"/><br>C Hot Wtr. or Steam <input checked="" type="checkbox"/><br>D Bsmt. Hot Wtr. Heat <input type="checkbox"/><br>E Electric <input type="checkbox"/><br>F Wall or Floor Furnace <input type="checkbox"/><br>G Air Cond. (In Ht. Ducts) <input type="checkbox"/><br>H Air Cond. (w/Own Ducts) <input type="checkbox"/><br>I Evaporative Coolers <input type="checkbox"/><br>J Electronic Air Cleaners <input type="checkbox"/><br>K Humidifiers <input type="checkbox"/><br>L Elect. Wall Ht. - 750W <input type="checkbox"/><br>M Elect. Wall Ht. - 1500W <input type="checkbox"/><br>N Attic Ex. Fan (w/Timer) <input type="checkbox"/><br>O Thru-Wall Air Cond. <input type="checkbox"/><br>Z<br>NO. UNIT<br>TOTAL APPLIANCES & MECHANICAL \$ <u>3663</u> \$ |  |                        |  | REMARKS<br><u>W.C. 10/25/85 LIST + ADD ACTIVE SOLAR HEAT</u><br><u>ADD .95 ECON OBS FOR LOCATION PER SALES</u><br>QUALITY ADJUSTMENT<br>(At Time of Construction) - +<br>(CA) Design (Maximum 2%) <u>2</u><br>(CB) Exterior (Maximum 3%) <u>1</u><br>(CC) Interior (Maximum 11%) <u>5</u><br>(CD) NET VARIANCE (From Type) <u>8</u><br>+ 100 %<br>ADJUSTMENT <u>100</u> %  |  |                        |  | DEPRECIATION<br>Year of Appraisal <u>1971</u> 19<br>By <u>1964</u><br>(DA) Year Built<br>(DB) Year Remodeled<br>(DC) % Remodeled<br>(DD) Adjusted Year Built<br>Normal % Good<br>(DE) Condition For Age<br>(DF) Functional Obsolescence<br>ADJUSTED % GOOD <u>94</u> % |  |  |  |
| (AM) <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 PORCHES, ETC.<br>WB <u>7x24</u><br>WB <u>7x27</u><br>WB <u>6x15</u><br>Area Unit<br>447 $\Phi$ \$ <u>3.20</u> <u>1430</u><br>x<br>x<br>CARPORT<br>(BF) x<br>(BF) x<br>GARAGE<br>(BG) x<br>(BG) x<br>OTHER ITEMS <u>1300</u><br>REPLACEMENT COST NEW \$ <u>27751</u> \$<br>ADJUSTED % GOOD <u>94</u> %<br>TOTAL R.C.N.L.D. \$ <u>26086</u> \$   |  |                            |  |  |  |                        |  |  |  |                        |  |  |  |  |  |



(VAA) CITY OR TOWN.

## Mountains

(AA) PARCEL NO.

(AB) SCHEDULE NO.

26008

(DAF) TAX AREA

0190

31-15-71 2766 0026008 0190 1581 36 0 10 009 12F 1

LOT 225 KUHLMANN HTS UNIT 3

CAMP EDEN ROAD

POPP BRIAN EDWIN

RR 2 BOX 505Z  
GOLDEN

CO 80401

901 0000 00000

78      600      7830      8430      2000      26100      28100

|    |     |      |      |      |       |       |
|----|-----|------|------|------|-------|-------|
| 79 | 600 | 7720 | 8320 | 2000 | 25733 | 27733 |
|----|-----|------|------|------|-------|-------|

200993 11-76 S 50000  
327401 03-79 WD S 72500

1112 1217

FEB 1977

[illegible]





## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0509315**

**Address: 520 RUDI LN UNINCORPORATED, 80403**

**Parcel: 157931013001**

**Location: T1S - R71 W - S31 : KUHLMANN HEIGHTS REPLAT A EXEMPTION PLAT**

**Records:** New Residence (BP-75-19514)  
Residential Remodel (BP-86-0716)  
PreApplication Conference (PAC-04-144)  
Exemption Plat (EP-04-011)  
Land Survey Plat (LS-05-0027)  
Water Heater (BP-09-0689)

**Documents:** [LS-05-0027-01 \(LS-05-0027\)](#)  
[No Description \(LS-05-0027\)](#)  
[BUILDING PERMIT \(BP-09-0689\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|---------|-----------------|---|-----------------------------|
| Building: 1 | A-FRAME | 1976/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 752 sq. ft.                 |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 432 sq. ft.                 |
|             |         |                 | PORCH AREA                                    | 132 sq. ft.                 |





520 Rudi Ln. Photo by J. Wahlers 11/2/2017





520 Rudi Ln. Photo by J. Wahlers 11/2/2017







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0025617**

**Address: 1091 RUDI LN UNINCORPORATED, 80403**

**Parcel: 158136001004**

**Location: T1S - R72 W - S36 : KUHLMANN HEIGHTS 2 - MT**

**Records:** New Residence (BP-70-12695)  
Residential Remodel (BP-90-1105)  
Electrical Service Change (BP-03-1014)  
Residential Accessory Building (BP-03-1015)  
Electrical Service Change (BP-04-0790)  
Site Plan Review (SPR-09-0033)  
Reroofing (BP-13-1286)

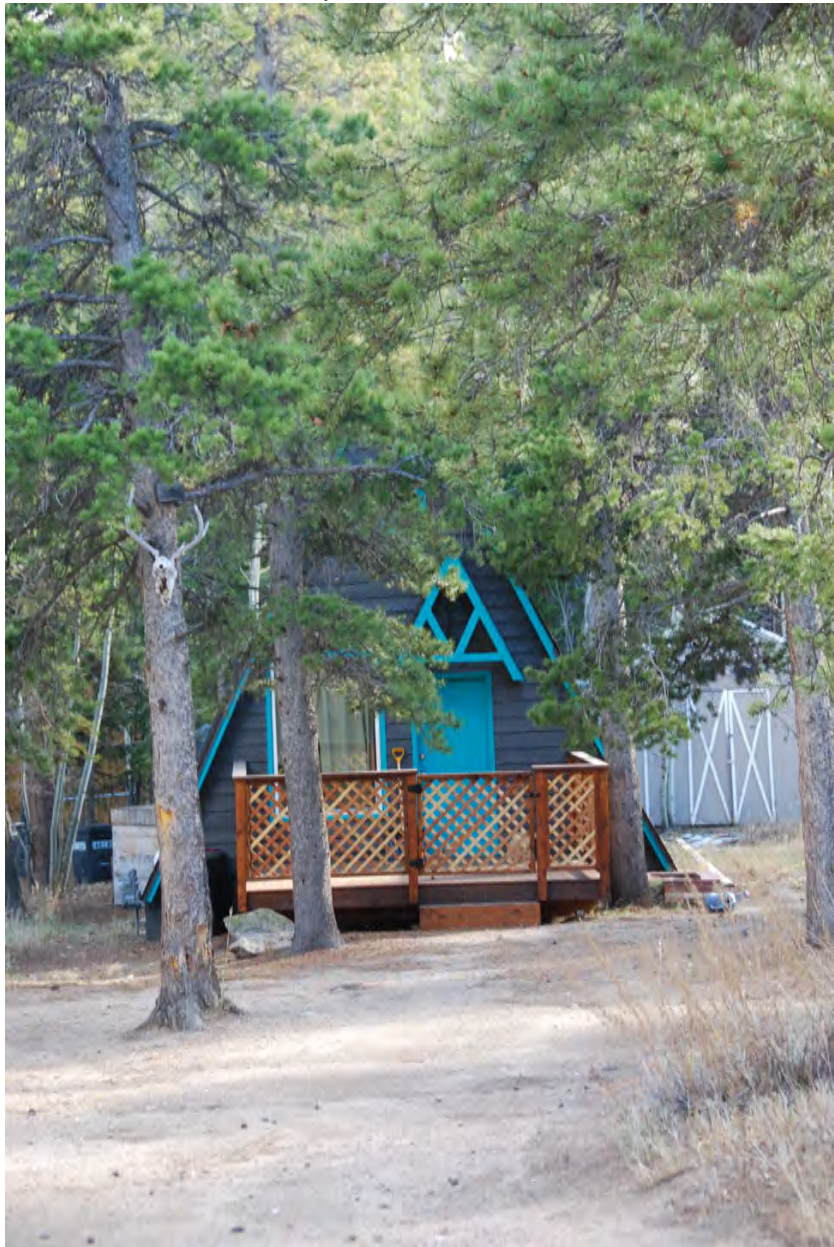
**Documents:** [DL pack SPR-09-0033 \(SPR-09-0033\)](#)  
[referral pack SPR-09-0033 \(SPR-09-0033\)](#)  
[re-referral pack SPR-09-0033 \(SPR-09-0033\)](#)  
[BP. App Parcel report \(BP-13-1286\)](#)  
[Final \(BP-13-1286\)](#)

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1971/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 600 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 240 sq. ft.                 |
|                     |                 | DECK AREA                                     | 56 sq. ft.                  |





1091 Rudi Lane Photo by J. Wahlers 11/2/2017







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0023832**

**Address: 210 SANDY DR UNINCORPORATED, 80302**

**Parcel: 146133004008**

**Location: T1N - R71 W - S28 : TALL TIMBERS 1 - MT**

**Records:** Subdivision Exemption (SE-79-012)  
New Residence (BP-63-7010)  
Residential Remodel (BP-69-11584)  
Residential Accessory Building (BP-72-16388)  
Vacation of a Public Road or Easement (V-93-010)  
Residential Remodel (BP-03-1690)  
Residential Remodel (BP-04-1581)  
Zoning Enforcement (ZON-16-0260)

**Documents:** [No Description \(SE-79-012\)](#)  
[FILE \(V-93-010\)](#)  
[Site photos 4/28/17 \(ZON-16-0260\)](#)  
[Site photos 4/28/17 \(ZON-16-0260\)](#)  
[Site photos 4/28/17 \(ZON-16-0260\)](#)  
[Site photos 4/28/17 \(ZON-16-0260\)](#)  
[Site photos 4/28/17 \(ZON-16-0260\)](#)  
[Site photos 4/28/17 \(ZON-16-0260\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1964/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1200 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 576 sq. ft.                 |



|                                 |              |
|---------------------------------|--------------|
| WALK-OUT BASEMENT FINISHED AREA | 1200 sq. ft. |
| ATTACHED GARAGE AREA            | 425 sq. ft.  |
| DECK AREA                       | 104 sq. ft.  |
| PATIO AREA                      | 1077 sq. ft. |







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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0053184**

**Address: 12738 SHERAMDI ST UNINCORPORATED, 80503**

**Parcel: 120520410001**

**Location: T3N - R69 W - S20 : ANHAWA MANOR & 1,2,3 - LGV**

**Records:** Subdivision Final Plat (SD-215)  
New Residence (BP-73-18095)  
Residential Remodel (BP-96-1278)  
Residential Remodel (BP-97-1444)  
Residential Remodel (BP-97-1568)  
Furnace (BP-16-1483)  
Electrical Service Change (BP-16-1784)  
Solar Electrical System (BP-16-2221)  
Water Heater (BP-17-0289)



Documents: [Microfiche Card \(BP-73-18095\)](#)  
[No Description \(BP-96-1278\)](#)  
[Blank \(BP-97-1444\)](#)  
[Blank \(BP-97-1568\)](#)  
[Parcel report \(BP-16-1483\)](#)  
[BP application \(BP-16-1483\)](#)  
[Building Permit \(BP-16-1483\)](#)  
[Permit Application \(BP-16-1784\)](#)  
[Parcel Report \(BP-16-1784\)](#)  
[Building Permit \(BP-16-1784\)](#)  
[Plans at Application \(BP-16-2221\)](#)  
[Permit Application \(BP-16-2221\)](#)  
[BUILDING PERMIT \(BP-16-2221\)](#)  
[BP application \(BP-17-0289\)](#)  
[Parcel report \(BP-17-0289\)](#)  
[finald \(BP-17-0289\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1974/None       | Plains            | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 967 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 448 sq. ft.                 |
| DETACHED GARAGE                          |                 |                   | 768 sq. ft.                 |
| DECK AREA                                |                 |                   | 160 sq. ft.                 |
| PORCH AREA                               |                 |                   | 92 sq. ft.                  |















## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057302**

**Address: 2043 SKI RD UNINCORPORATED, 80540**

**Parcel: 132300000011**

**Location: T2N - R73 W - S02 : TR, NBR 960 ALLENSPARK AREA**

**Records:** New Residence (BP-63-6791)  
Residential Addition (BP-66-9158)  
New Residence (BP-66-9318)  
New Residence (BP-67-10019)  
New Residence (BP-67-10055)  
New Residence (BP-67-10236)  
New Residence (BP-67-10237)  
New Residence (BP-69-11840)  
Residential Remodel (BP-05-1399)  
Residential Remodel (BP-07-1173)  
Reroofing (BP-12-1914)  
Research (RES-14-0141)  
Residential Remodel (BP-14-1911)

**Documents:** [Microfiche Card \(BP-67-10236\)](#)  
[BUILDING PERMIT \(BP-07-1173\)](#)  
[BP application & Site Plan \(BP-12-1914\)](#)  
[Parcel report \(BP-12-1914\)](#)  
[Final \(BP-12-1914\)](#)  
[BUILDING PERMIT \(BP-14-1911\)](#)

|             | Style   | Built/Remodeled | Construction Type | Improvement Type            |
|-------------|---------|-----------------|-------------------|-----------------------------|
| Building: 1 | A-FRAME | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |











R 2A

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 407 of 488



Rock Creek Summer Home Group Lot K  
5BL9817

Date: 8/1/2004

Photo from site form for 5BL9817 by Jamie Clapper and Tony King







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057331**

**Address: 393 SKI RD EAST UNINCORPORATED, 80540**

**Parcel: 119725000032**

**Location: T3N - R73 W - S25 : TR, NBR 960 ALLENSPARK AREA**

**Records: New Residence (BP-65-8091)  
Residential Accessory Building (BP-73-17671)**

### Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1967/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 768 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 336 sq. ft.                 |
| DETACHED GARAGE                          |                 |                   | 560 sq. ft.                 |





393 Ski Rd. East Photo by J. Wahlers 11/2/2017





393 Ski Rd. East Photo by J. Wahlers 11/2/2017







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0024445**

**Address: 184 SKY VIEW DR UNINCORPORATED, 80466**

**Parcel: 158108004008**

**Location: T1S - R72 W - S08 : BONANZA MOUNTAIN ESTATES - MT**

**Records:** New Residence (BP-64-7716)  
Residential Remodel (BP-64-7765)  
PreApplication Conference (PAC-15-0168)  
Damage Assessment (BDA-16-0001)  
Zoning Enforcement (ZON-17-0151)

**Documents:** [Microfiche Card \(BP-64-7765\)](#)  
[Microfiche Card \(BP-64-7765\)](#)  
[Microfiche Card \(BP-64-7716\)](#)  
[complaint \(ZON-17-0151\)](#)  
[complaint \(ZON-17-0151\)](#)  
[photos \(ZON-17-0151\)](#)  
[photos \(ZON-17-0151\)](#)  
[MoreInfo \(ZON-17-0151\)](#)  
[complaint \(ZON-17-0151\)](#)  
[Another complaint, 8-10-17 \(ZON-17-0151\)](#)  
[Email from property owner, 8-14-17 \(ZON-17-0151\)](#)  
[Response and Request to cease STDR, 8-15-17 \(ZON-17-0151\)](#)  
[Email from Mark Passer, owner, 8-24-17 \(ZON-17-0151\)](#)  
[NOV 30 day sent 8-31-17 \(ZON-17-0151\)](#)  
[Emailed copy of NOV, 9-12-17 \(ZON-17-0151\)](#)



| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1965/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 576 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 144 sq. ft.                 |
| DECK AREA                                |                 |                   | 192 sq. ft.                 |







# A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030190

Address: **88 SKYLINE VIEW UNINCORPORATED, 80481**

Parcel: **132115002005**

Location: **T2N - R72 W - S15 : SKY RANCH ESTATES - MT**

Records: New Residence (BP-65-8136)  
Vacation of a Public Road or Easement (V-75-013)  
Electrical Service Change (BP-98-1814)

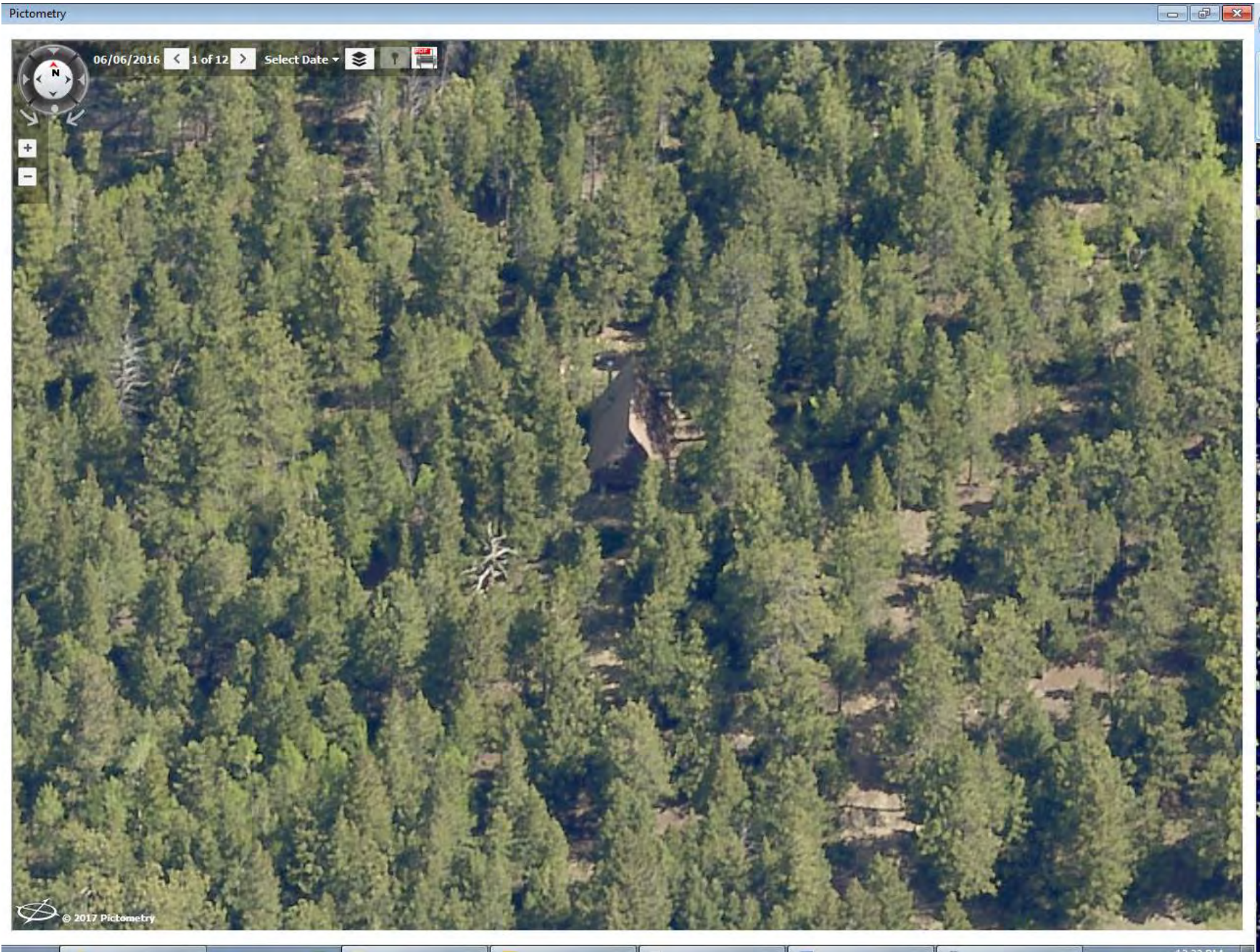
Documents: [Microfiche Card \(BP-65-8136\)](#)  
[EASEMENT \(V-75-013\)](#)  
[Blank \(BP-98-1814\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1965/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 220 sq. ft.                 |
|             |         |                 | DECK AREA                                | 96 sq. ft.                  |





88 Skyline View







## IMPROVEMENT

DESIGN TYPE: 01 02 04 05 OTHER: \_\_\_\_\_

QUALITY TYPE: FAIR

|   |                                       |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> 3 ROOMS | <input type="checkbox"/> BATHS        |
| <input type="checkbox"/> 1 BEDROOMS         | <input type="checkbox"/> Full         |
|   | <input type="checkbox"/> Half         |
|   | <input type="checkbox"/> 3/4          |
|   | <input type="checkbox"/> Rough-In (P) |

|            |       |           |
|------------|-------|-----------|
| % COMPLETE | DATE  | APPRAISER |
| _____      | _____ | _____     |
| _____      | _____ | _____     |
| _____      | _____ | _____     |

## INTERIOR

### TRIM

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> DOORS        | <input type="checkbox"/> Painted    |
| <input type="checkbox"/> Clear Pane   | <input type="checkbox"/> Stained    |
| <input type="checkbox"/> French       | <input type="checkbox"/> Chair Rail |
| <input type="checkbox"/> Hollow Core  | <input type="checkbox"/> Ceiling    |
| <input type="checkbox"/> Solid Core   |                                     |
| <input type="checkbox"/> Panel Hollow | <input type="checkbox"/> DRYWALL    |
| <input type="checkbox"/> Panel Solid  | <input type="checkbox"/> Archways   |

|   |   |
|---|---|
| <input type="checkbox"/> CEILINGS           | <input type="checkbox"/> Radius Corners |
| <input type="checkbox"/> Strndr 8'          | <input type="checkbox"/> Angled Walls   |
| <input type="checkbox"/> 9' Plus            | <input type="checkbox"/> Curved Walls   |
| <input checked="" type="checkbox"/> Vaulted | <input type="checkbox"/> Niches         |
| <input type="checkbox"/> 2 Stry Clr Span    |   |
| <input type="checkbox"/> Coved              | <input type="checkbox"/> HEAT           |

|   |  |
|---|--|
| <input type="checkbox"/> KITCHEN        | <input type="checkbox"/> Forced Air (A)      |
| <input type="checkbox"/> Disposal (N)   | <input type="checkbox"/> Hot Water (C)       |
| <input type="checkbox"/> Dishwasher (O) | <input type="checkbox"/> Bsmt Hot Wtr (D)    |
| <input type="checkbox"/> Cooking Island | <input type="checkbox"/> Electric (E)        |
| <input type="checkbox"/> Cabinet Island | <input type="checkbox"/> Wall/Space Heat (F) |
|   | <input type="checkbox"/> Air Condtn (G or H) |
|   | <input type="checkbox"/> Evap Cooler (I)     |
|   | <input type="checkbox"/> Radiant Floor       |

|   |  |
|---|--|
| <input type="checkbox"/> FLOOR COVERS (%) | <input type="checkbox"/> PLUMBING            |
| <input type="checkbox"/> Wood (D)         | <input type="checkbox"/> X Lav (E)           |
| <input type="checkbox"/> Tile (E)         | <input type="checkbox"/> X Toilet/Bidet (F)  |
| <input type="checkbox"/> Vinyl (F)        | <input type="checkbox"/> X Shower (I)        |
| <input type="checkbox"/> Carpet (J)       | <input type="checkbox"/> X Sink /Wet Bar (K) |
| <input type="checkbox"/> Stone            | <input type="checkbox"/> Laundry Tray (M)    |
|   | <input type="checkbox"/> Sauna (T)           |
|   | <input type="checkbox"/> Whirlpool Jets      |

|   |  |
|---|--|
| <input type="checkbox"/> EXTRA'S            | <input type="checkbox"/> Fireplaces (ZFP)  |
| <input type="checkbox"/> B-I Slvs           | <input type="checkbox"/> Wd Stove (ZWS)    |
| <input type="checkbox"/> Ceiling Fans #     | <input type="checkbox"/> Fr Strd Gas (ZGF) |
| <input type="checkbox"/> Custom Cbnts       | <input type="checkbox"/> Gas Logs (ZGL)    |
| <input type="checkbox"/> Walk-In Closets    | <input type="checkbox"/> Hot Tub (ZHT)     |
| <input type="checkbox"/> Fire Sprmkir (ZFS) |  |

|   |  |
|---|--|
| <input type="checkbox"/> INT QUALITY              | <input type="checkbox"/> INT Q.A.          |
| <input type="checkbox"/> Low                      | <input checked="" type="checkbox"/> 0 - 10 |
| <input checked="" type="checkbox"/> Fair          |  |
| <input type="checkbox"/> Average                  |  |
| <input type="checkbox"/> Good                     |  |
| <input type="checkbox"/> Very Good                |  |
| <input type="checkbox"/> Excellent                |  |
| <input type="checkbox"/> Exceptional (1, 2, or 3) |  |

## EXTERIOR

### ROOF

|   |   |
|---|---|
| <input type="checkbox"/> Flat (A)             | <input type="checkbox"/> Asphalt (G)          |
| <input type="checkbox"/> Shed (B)             | <input type="checkbox"/> Wd Shake (H)         |
| <input checked="" type="checkbox"/> Gable (C) | <input type="checkbox"/> Spanish Tile (J)     |
| <input type="checkbox"/> Hip (D)              | <input type="checkbox"/> Slate/Masonry (K)    |
| <input type="checkbox"/> Gambrel (E)          | <input type="checkbox"/> Builtup (L)          |
|   | <input checked="" type="checkbox"/> Metal (N) |
|   | <input type="checkbox"/> Dimensional (O)      |

### WALLS (%)

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Frm Wd/Shk (A) | <input type="checkbox"/> FOUNDATION              |
| <input type="checkbox"/> Frm Stucco (C)            | <input type="checkbox"/> Concrete (A)            |
| <input type="checkbox"/> Brk Veneer (D)            | <input type="checkbox"/> Block (B)               |
| <input type="checkbox"/> Block (E)                 | <input type="checkbox"/> Stone (C)               |
| <input type="checkbox"/> Stucco Blk (F)            | <input type="checkbox"/> Brick (D)               |
| <input type="checkbox"/> Brk on Brk (G)            | <input checked="" type="checkbox"/> Piers (E)    |
| <input type="checkbox"/> Log (H)                   |  |
| <input type="checkbox"/> Real Stone (J)            | <input type="checkbox"/> WINDOWS                 |
| <input type="checkbox"/> Cultured Stone            | <input checked="" type="checkbox"/> S/P Alum (A) |
| <input type="checkbox"/> Frm Vinyl                 | <input type="checkbox"/> S/P Wd (B)              |

### BASEMENT

|   |  |
|---|--|
| <input type="checkbox"/> Subterranean (A) | <input type="checkbox"/> Therm Alum (AC) |
| <input type="checkbox"/> Garden Level (B) | <input type="checkbox"/> Therm Wood (BC) |
| <input type="checkbox"/> Walk-Out (W)     | <input type="checkbox"/> Therm Wd Clad   |
| <input checked="" type="checkbox"/> None  | <input type="checkbox"/> Therm Vinyl     |
|   | <input type="checkbox"/> Storm Wndw      |

SITE Sprkir Sys (Frm/Back) \_\_\_\_\_

Topo \_\_\_\_\_

Lndscpng \_\_\_\_\_

|   |   |
|---|---|
| <input type="checkbox"/> EXT QUALITY              | <input type="checkbox"/> DESIGN Q.A.      |
| <input type="checkbox"/> Low                      | <input checked="" type="checkbox"/> 0 - 5 |
| <input checked="" type="checkbox"/> Fair          |   |
| <input type="checkbox"/> Average                  | <input type="checkbox"/> EXT Q.A.         |
| <input type="checkbox"/> Good                     | <input checked="" type="checkbox"/> 0 - 5 |
| <input type="checkbox"/> Very Good                |   |
| <input type="checkbox"/> Excellent                |   |
| <input type="checkbox"/> Exceptional (1, 2, or 3) |   |

YEAR BUILT: 1965 REMODEL(S): \_\_\_\_\_

ADJUSTED YEAR: \_\_\_\_\_

## REMARKS:



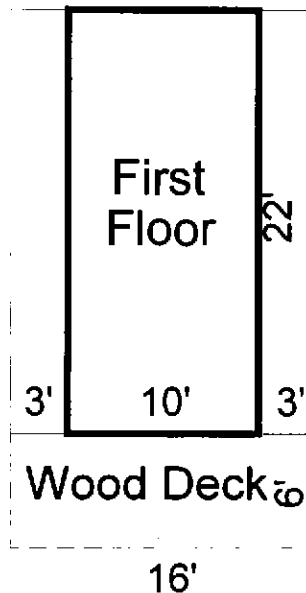
# SKETCH/AREA TABLE ADDENDUM

S-T-R 15-2N-72

I.D. # 0030190

|                     |  |          |                                |
|---------------------|--|----------|--------------------------------|
| SUBJECT             | PROP ADDRESS 88 SKYLINE VIEW               |          |                                |
|                     | CITY MOUNTAINS                             | STATE CO | ZIP                            |
|                     | LEGAL LOTS 4 & 5 SKY RANCH ESTATES         |          |                                |
|                     | APPRaiser DICK MULVEY                      |          |                                |
| IMPROVEMENTS SKETCH | DEPARTMENT RESIDENTIAL                     |          | OFFICE BOULDER COUNTY ASSESSOR |
|                     | APPR ADDRESS PO BOX 471, BOULDER, CO 80306 |          |                                |

## Outline of A-Frame Floor Area



Scale: 1 = 10

| Code                    | AREA CALCULATIONS SUMMARY |        |      |           |        | NOTES |
|-------------------------|---------------------------|--------|------|-----------|--------|-------|
|                         | Description               | Factor | Size | Perimeter | Totals |       |
| GLA1                    | First Floor               | 1.00   | 220  | 64        | 220    |       |
| WD                      | Wood Deck                 | 1.00   | 96   | 44        | 96     |       |
| TOTAL LIVABLE (rounded) |                           |        |      |           | 220    |       |

|           |               |
|-----------|---------------|
| APPRaiser | DATE OF VISIT |
| DZM       | 7/24/01       |





## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0031580**

**Address: 180 SPRING GULCH RD UNINCORPORATED, 80455**

**Parcel: 145906000035**

**Location: T1N - R72 W - S06 : TR, NBR 930 WARD AREA**

**Records: New Residence (BP-66-9000)**

### Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1967/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 560 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 360 sq. ft.                 |
|                     |                 | DECK AREA                                     | 160 sq. ft.                 |







# A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0030199

Address: 1214 SPRING GULCH RD UNINCORPORATED, 80455

Parcel: 145908000002

Location: T1N - R72 W - S08 : TR, NBR 930 WARD AREA

Records: New Residence (BP-68-10607)

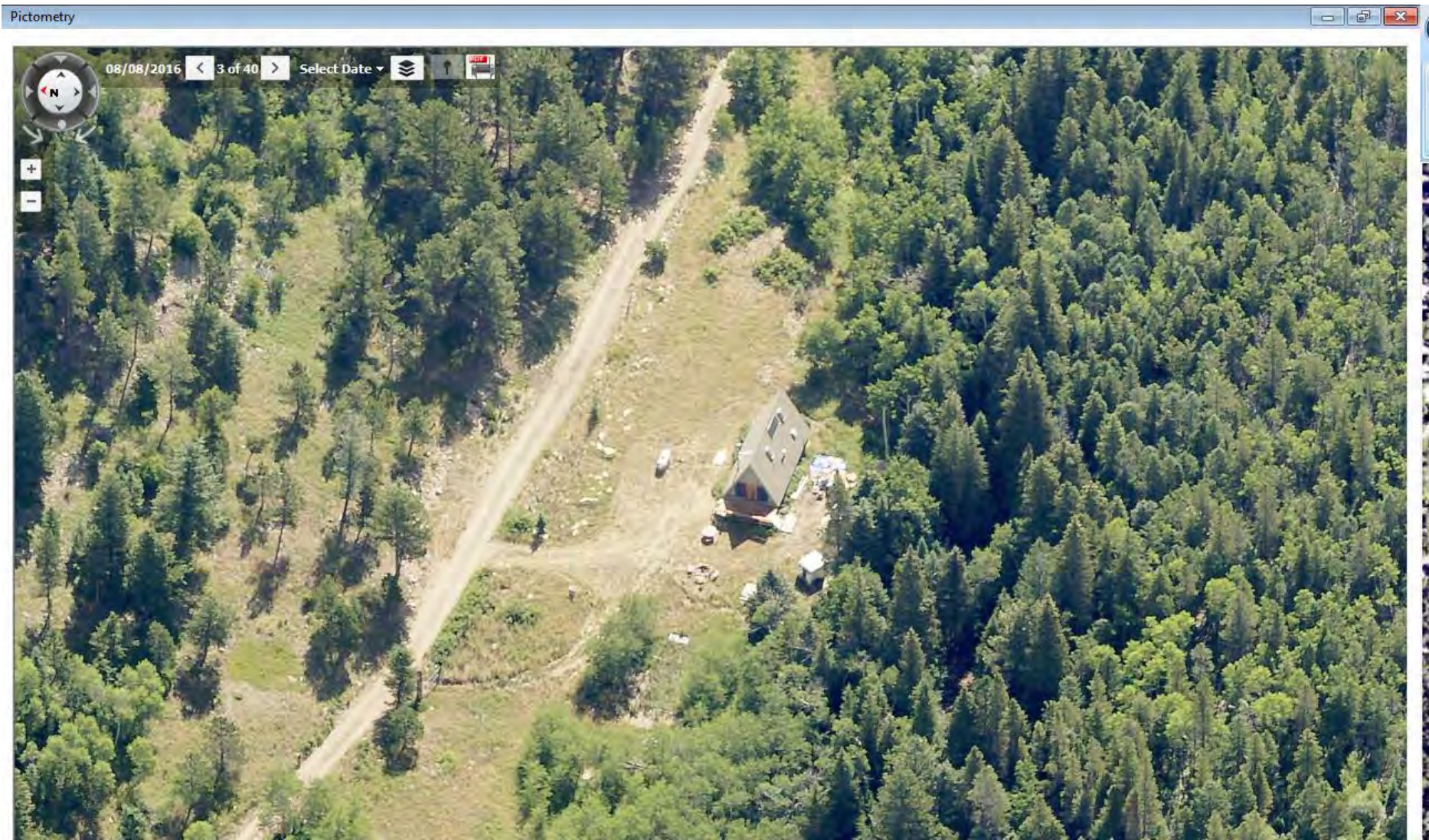
Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1968/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 400 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 320 sq. ft.                 |
|                     |                 | DECK AREA                                     | 240 sq. ft.                 |





1214 Spring Gulch Road





## RESIDENTIAL PROPERTY APPRAISAL RECORD

30199

(DAF) TAX AREA 0267

(VAA) CITY OR TOWN

(AA) PARCEL NO.

(AB) SCHEDULE NO.

|                         |                |                         |              |                       |                   |                       |                  |               |                      |                   |
|-------------------------|----------------|-------------------------|--------------|-----------------------|-------------------|-----------------------|------------------|---------------|----------------------|-------------------|
| (VAB)<br>SUBDIVISION    | (VAC)<br>BLOCK | (VAD)<br>LOT(S)         | (DAA)<br>TWP | (DAB)<br>RANGE        | (DAI)<br>SEC.     | (DAI)<br>SEC.         | (DAI)<br>MAP NO. |               |                      |                   |
|                         |                |                         | 1N           | 72                    | 8                 | NE                    |                  |               |                      |                   |
| (DAC) CITY NO.          |                | (DAD) SUB. NO.          |              | (DAE) CENSUS NO.      |                   | (DAG) PLAN DIST.      |                  |               |                      |                   |
| (CAA) PROPERTY ADDRESS  |                |                         |              | (CAB) ZIP CODE        |                   |                       |                  |               |                      |                   |
| (BAA)<br>OWNERS NAME    |                | (CAC)<br>STREET ADDRESS |              | (CAD)<br>CITY & STATE | (CAE)<br>ZIP CODE | (HAC)<br>DATE MO. YR. | (HAE)<br>BOOK    | (HAF)<br>PAGE | (HAI)<br>TYPE INSTR. | (HAB)<br>DOC. FEE |
| Bierbaum, Fritz & Doris |                |                         |              |                       |                   |                       |                  |               |                      |                   |

REMARKS:



| LAND ATTRIBUTES<br>SUBJECT PROPERTY |           | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                  |                        |                              |                     |  |                                   |                           | INCOME APPROACH   |                       |                    |                  |                     |                |       |            |  |
|-------------------------------------|-----------|--|------------------|------------------------|------------------------------|---------------------|--|-----------------------------------|---------------------------|---|-----------------------|--------------------|------------------|---------------------|----------------|-------|------------|--|
| (DAH) ZONING                        | (JAA) USE | (WAA) DATE                               | (WAB) APPRAISER  | CONFIRMED SALE PRICE   | (IAA) OCCUPANCY OWNER/TENANT | (IAB) MONTHLY RENT  | (IAC) FURNISHED UNFURNISHED                  | (IAD) EST. ECONOMIC RENT (UNFUR.) | EST. (WAE) PROPERTY VALUE | DATE  | GROSS RENT MULTIPLIER | ECONOMIC RENT      | DATA REFERENCE   | INDICATED VALUE     |                |       |            |  |
|                                     |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| IMPROVEMENTS                        |           |  |                  |                        |                              |                     |  |                                   |                           | APPROACH USED (CORRELATION)<br>FOR ACTUAL VALUE DETERMINATION |                       |                    |                  |                     |                |       |            |  |
| JBA Paved Street                    |           |  |                  |                        |                              |                     |  |                                   |                           | (WBA) DATE  | (WBB) APPROACH USED   | (WBF) ACTUAL VALUE | LAND/IMPS. RATIO | (WBC) DETERMINED BY |                |       |            |  |
| JBB Graveled Street                 |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JBC Unimproved                      |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JBD Sidewalk                        |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JBE Curb & Gutter                   |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JBF Street Lights                   |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JBG Alley                           |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| UTILITIES                           |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JCA Public Water                    |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JCB Well Water                      |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JCC Public Sewer                    |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JCD Septic System                   |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JCE Natural Gas                     |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JCF Electricity                     |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| TOPOGRAPHY                          |           |  |                  |                        |                              |                     |  |                                   |                           | ACTUAL VALUE  |                       |                    |                  |                     | ASSESSED VALUE |       |            |  |
| JDA Level                           |           | DATE                                     | TOTAL R.C.N.L.D. | COST FACTORS           |                              | ADJUSTED R.C.N.L.D. |  | ADD LAND                          | INDICATED VALUE           | (FAC) YEAR  | (GAB) LAND            | (FAB) IMPS.        | TOTAL            | LAND                | IMPS.          | TOTAL | ENTERED BY |  |
| JDB High                            |           |  |                  | %                      | %                            |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JDC Steep                           |           |  |                  | %                      | %                            |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JDD Low                             |           |  |                  | %                      | %                            |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JDE Sloping                         |           |  |                  | %                      | %                            |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JDF Hilly                           |           |  |                  |                        |                              |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JDG Rock                            |           |  |                  |                        |                              |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JDH Retaining Wall                  |           |  |                  |                        |                              |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| SHAPE, ETC.                         |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JEA Representative                  |           | SALES REFERENCE                          | DATE OF SALE     | PRICE PAID (R.E. ONLY) | TIME ADJ.                    | LOCATION ADJ.       | PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS) |                                   | INDICATED VALUE           | 19  |                       |                    |                  |                     |                |       |            |  |
| JEB Irregular                       |           |  |                  |                        |                              |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JEC Cul-de-Sac                      |           |  |                  |                        |                              |                     |  |                                   |                           | 19  |                       |                    |                  |                     |                |       |            |  |
| JED Corner                          |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JEE View                            |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |
| JEF Non-St. Front                   |           |  |                  |                        |                              |                     |  |                                   |                           |   |                       |                    |                  |                     |                |       |            |  |



## BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL

(AZ) CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

| (AA) TYPE NO. 15 T  |  | (AN) DESIGN A-Frame |  | (AV) APPRAISED BY: <i>MC review</i>  |  | (AW) DATE: 8/22/79     |  | Scale _____" = _____' |  |
|---|--|---------------------|--|--|--|------------------------|--|-----------------------|--|
| COST TABLE REFERENCES   |  |                     |  | YEAR BUILT   |  | ADJUSTED YEAR          |  |                       |  |
| (AB) FIRST STORY M <input type="checkbox"/> F <input checked="" type="checkbox"/>                               |  |                     |  | (AO) ROOMS 3   |  |                        |  |                       |  |
| (AC) BASEMENT Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input checked="" type="checkbox"/> |  |                     |  | (AP) BEDROOMS 2  |  |                        |  |                       |  |
| (AD) ABOVE FIRST M <input type="checkbox"/> F <input type="checkbox"/>  |  |                     |  | (AQ) BATHS 1   |  |                        |  |                       |  |
| (AE) CARPORT 11 12 13   |  |                     |  | FIRST FLOOR FIN. AREA  |  |                        |  |                       |  |
| (AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/>                                  |  |                     |  | ABOVE FIRST FIN. AREA  |  |                        |  |                       |  |
| (AG) GARAGE 11 12 13  |  |                     |  | BASEMENT FIN. AREA   |  |                        |  |                       |  |
| (AH) GARAGE WALL M <input type="checkbox"/> F <input type="checkbox"/>  |  |                     |  | TOTAL FINISHED AREA  |  |                        |  |                       |  |
| (AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Bsm. <input type="checkbox"/>                  |  |                     |  | R.C.N./SQ.FT. FIN. AREA \$   |  |                        |  |                       |  |
|   |  |                     |  | R.C.N.LD./SQ.FT. FIN. AREA \$  |  |                        |  |                       |  |
| (E) FOUNDATION  |  |                     |  | APPLIANCES AND MECHANICAL  |  | 19                     |  | 19                    |  |
| A Concrete  |  |                     |  | (K) APPLIANCES   |  | TYP NO. UNIT COST COST |  |                       |  |
| B Block   |  |                     |  | A Cooking Top  |  |                        |  |                       |  |
| C Stone   |  |                     |  | B Wall Oven  |  |                        |  |                       |  |
| D Brick   |  |                     |  | C Drop-in Range w/Oven   |  |                        |  |                       |  |
| E Piers   |  |                     |  | D Hood (Standard)  |  |                        |  |                       |  |
| F Mud Sills   |  |                     |  | E Hood, Custom Str.  |  |                        |  |                       |  |
|   |  |                     |  | F Hood, Custom Con.  |  |                        |  |                       |  |
| (F) EXTERIOR W.   |  |                     |  | G Electronic Oven  |  |                        |  |                       |  |
| A Fr. Wd. or Sh   |  |                     |  | H Electric B.B.Q.  |  |                        |  |                       |  |
| B Fr. Asbestos  |  |                     |  | I Double Oven  |  |                        |  |                       |  |
| C Fr. Stucco  |  |                     |  | J Central Vacuum   |  |                        |  |                       |  |
| D Brick Veneer  |  |                     |  | K Intercom., AM-FM   |  |                        |  |                       |  |
| E Blk. Painted  |  |                     |  | L Intercom., AM  |  |                        |  |                       |  |
| F Blk. Stucco   |  |                     |  | M Intercom., Remote Sta.   |  |                        |  |                       |  |
| G Brk. on Brk./Blk  |  |                     |  | Z  |  |                        |  |                       |  |
| H Log   |  |                     |  | (L) PLUMBING   |  |                        |  |                       |  |
| I Metal   |  |                     |  | A Base   |  |                        |  |                       |  |
| J N.Stn./Moss Rk.   |  |                     |  | B 3 Fixture Bath   |  |                        |  |                       |  |
| Sq. Ft.   |  |                     |  | C 3/4 Bath   |  |                        |  |                       |  |
|   |  |                     |  | D 2 Fixture Bath   |  |                        |  |                       |  |
| (G) WINDOWS   |  |                     |  | E Lavatory   |  |                        |  |                       |  |
|   |  |                     |  | F Water Closet   |  |                        |  |                       |  |
|   |  |                     |  | G Bath Tub   |  |                        |  |                       |  |
| (H) ROOF & RFNG.  |  |                     |  | H Roman Tub  |  |                        |  |                       |  |
| A Flat  |  |                     |  | I Stall Shower   |  |                        |  |                       |  |
| B Shed  |  |                     |  | J Stall Shower, w/Door   |  |                        |  |                       |  |
| C Gable   |  |                     |  | K Kitchen Sink   |  |                        |  |                       |  |
| D Hip   |  |                     |  | L Water Heater   |  |                        |  |                       |  |
| E Gambrel   |  |                     |  | M Laundry Tray   |  |                        |  |                       |  |
| F Framing Adj.  |  |                     |  | N Disposal   |  |                        |  |                       |  |
| G Asphalt Shgs.   |  |                     |  | O Dishwasher   |  |                        |  |                       |  |
| H Wood Shk./Shgs.   |  |                     |  | P R.I. 3 Fixture Bath  |  |                        |  |                       |  |
| I Conc. Bar Tile  |  |                     |  | Q Separate Stack   |  |                        |  |                       |  |
| J Spanish Tile  |  |                     |  | R Sliding Tub Encl.  |  |                        |  |                       |  |
| K Slt./Missn. Tile  |  |                     |  | S Water Softener   |  |                        |  |                       |  |
| L Built-Up  |  |                     |  | T Sauna Bath   |  |                        |  |                       |  |
| M Asbestos Shgs.  |  |                     |  | U Bidet  |  |                        |  |                       |  |
|   |  |                     |  | Z  |  |                        |  |                       |  |
| (I) INTERIOR FIN.   |  |                     |  | (M) HEATING & COOLING  |  | SQ. FT. UNIT           |  |                       |  |
| A Unfinished  |  |                     |  | A Forced Air   |  |                        |  |                       |  |
| B Plastered   |  |                     |  | B Gravity  |  |                        |  |                       |  |
| C Drywall   |  |                     |  | C Hot Wtr. or Steam  |  |                        |  |                       |  |
| D Wallboard   |  |                     |  | D Bsm. Hot Wtr. Heat   |  |                        |  |                       |  |
| E Plywood   |  |                     |  | E Electric   |  |                        |  |                       |  |
| F Hardwood Panl.  |  |                     |  | F Wall or Floor Furnace  |  |                        |  |                       |  |
|   |  |                     |  | G Air Cond. (In Ht. Ducts)   |  |                        |  |                       |  |
| (J) FLOORS & FLRG.  |  |                     |  | H Air Cond. (w/Own Ducts)  |  |                        |  |                       |  |
| A Wood Joists   |  |                     |  | I Evaporative Coolers  |  |                        |  |                       |  |
| B Subfloor  |  |                     |  |  |  | NO. UNIT               |  |                       |  |
| C Softwood Flrg.  |  |                     |  | J Electronic Air Cleaners  |  |                        |  |                       |  |
| D Hardwood Flrg.  |  |                     |  | K Humidifiers  |  |                        |  |                       |  |
| E Resilient Flrg.   |  |                     |  | L Elect. Wall Ht.-750 W  |  |                        |  |                       |  |
| F Ceramic Tile  |  |                     |  | M Elect. Wall Ht.-1500 W   |  |                        |  |                       |  |
| I Conc. Slab  |  |                     |  | N Attic Ex. Fan (w/Timer)  |  |                        |  |                       |  |
| Sq. Ft.   |  |                     |  | O Thru-Wall Air Cond.  |  |                        |  |                       |  |
| J Carpet  |  |                     |  | Z  |  |                        |  |                       |  |
| Sq. Ft.   |  |                     |  | TOTAL APPLIANCES & MECHANICAL  |  |                        |  |                       |  |
|   |  |                     |  | Appendix B. Compilation of known A-frames with in County Assessor's Records with Photographs Page 422 of 444 |  |                        |  |                       |  |
|   |  |                     |  | TOTAL QUALITY ADJUSTMENT   |  |                        |  |                       |  |
|   |  |                     |  | TOTAL R.C.N.L.D.   |  |                        |  |                       |  |
|   |  |                     |  | REPLACEMENT COST NEW   |  |                        |  |                       |  |
|   |  |                     |  | ADJUSTED % GOOD  |  |                        |  |                       |  |
|   |  |                     |  | TOTAL R.C.N.L.D.   |  |                        |  |                       |  |

16' LOFT

20' 1

20'

12' WB

(Z) OTHER ITEMS

A Fireplace Metal 500

B Yard Improvements

C LOFT 16x20 = 320 x 1/2 640

D

E

Z

TOTAL OTHER ITEMS

REMARKS

100 Rea 8-79

original PRC. was calculated on incorrect #

Additional Functional Obso. is applied

QUALITY ADJUSTMENT

(At Time of Construction) - +

(CA) Design (Maximum 2%) +

(CB) Exterior (Maximum 3%) +

(CC) Interior (Maximum 11%) +

(CD) NET VARIANCE (From Type) +

+ 100 %

TOTAL QUALITY ADJUSTMENT 100%

DEPRECIATION

Year of Appraisal 1979 19

By MC

(DA) Year Built 1968

(DB) Year Remodeled

(DC) % Remodeled

(DD) Adjusted Year Built

Normal % Good

(DE) Condition For Age

(DF) Functional Obsolescence 85% good

(DG) Economic Obsolescence

(AX) Date: \_\_\_\_\_

Computed by: \_\_\_\_\_

(AY) Reviewed by: \_\_\_\_\_

FIRST FLOOR

20 x 20 = 400

x =

x =

x =

(BA) TOTAL 400 \$

SECOND FLOOR AND ABOVE

x =

x =

x =

(BB) TOTAL \$

(AJ) 11 12 13 HALF STORY/FIN. ATTIC

x =

x =

(BC) TOTAL \$

(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)

x =

x =

(BD) TOTAL \$

TOTAL BASE COST \$

QUALITY ADJUSTMENT %

ADJUSTED BASE COST \$

(AL) 11 12 13 FINISHED BASEMENT

x =

x =

(BE) TOTAL \$

APPLIANCES & MECHANICAL

DOLLAR ADJUSTMENTS

Area Unit

N. Stn./Moss Rock \$

Framing Adj.

Roofing

Concrete Slab ( ) ( )

Carpet ( ) ( )

(AM) 11 12 13 PORCHES, ETC.

Area Unit

WB 12 x 20 240 \$

x

x

CARPOT

(BF) x

(BF) x

GARAGE

(BG) x

(BG) x

OTHER ITEMS

REPLACEMENT COST NEW \$

ADJUSTED % GOOD %

TOTAL R.C.N.L.D. \$





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057558**

**Address: 495 ST VRAIN RD UNINCORPORATED, 80540**

**Parcel: 119900000025**

**Location: T3N - R72 W - S29 : TR, NBR 960 ALLENSPARK AREA**

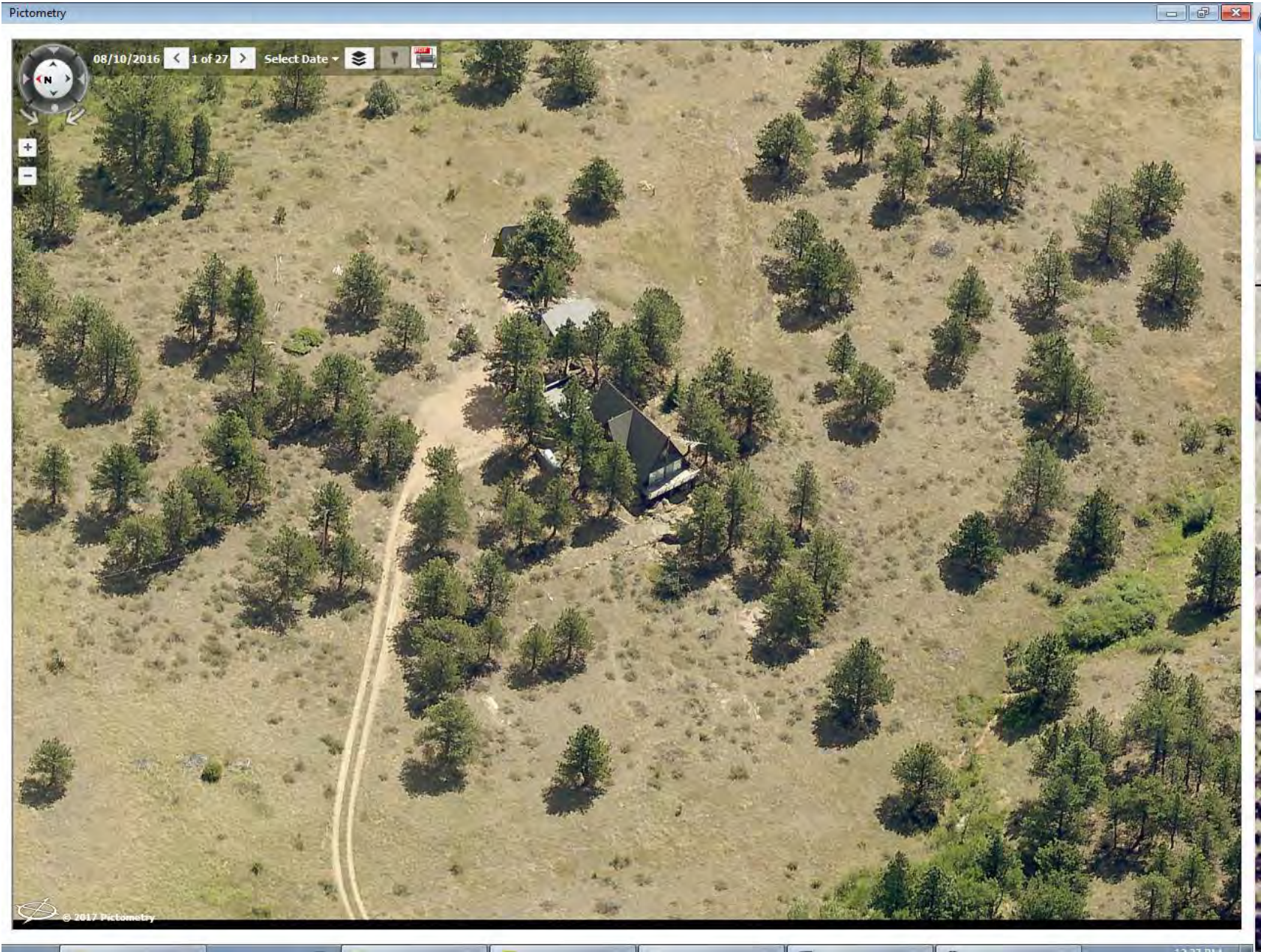
**Records:** New Residence (BP-67-9926)  
Residential Addition (BP-68-10846)  
Residential Remodel (BP-85-0165)  
Reroofing (BP-10-1587)  
Furnace (BP-14-1419)

**Documents:** [BUILDING PERMIT \(BP-10-1587\)](#)  
[Permit Application \(BP-14-1419\)](#)  
[Parcel Report \(BP-14-1419\)](#)  
[Building Permit \(BP-14-1419\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------|---------|-----------------|---|-----------------------------|
| Building: 1 | A-FRAME | 1967/1968       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1336 sq. ft.                |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 546 sq. ft.                 |
|             |         |                 | DECK AREA                                     | 272 sq. ft.                 |









57558

PARCEL NUMBER

7/13/67 - 6,000.00

INDEX

JOHN IVAN & ELIZABETH EUBANKS MILLER

A black and white photograph of a small, A-frame cabin with a steep, shingled roof and a tall, thin chimney. The cabin is situated on a rocky, uneven ground with sparse vegetation. A wooden deck or platform is visible in front of the cabin entrance. The background shows a dark, forested hillside.

LOT

NE<sup>4</sup> SW<sup>4</sup> Loc 8 Pts.  
5016 23.13AC

|    |    |    |
|----|----|----|
| 29 | 3N | 72 |
|----|----|----|

[illegible][illegible]

## SUMMARY

10090-1749

Measured By:

Reviewed By: H.D.S.

SPECIAL NOTES:



**DESCRIPTION**

**GROUND PLAN SKETCH**  
(Indicate Number Stories)

Scale \_\_\_\_\_

20' 20'

NEW SALLER  
REST OF HOUSE.

T & G ROOF  
NO OVERHANG  
WOOD FLOORS.

20' 16'

20'

DECK

| AREA - MAIN BUILDING |      | AREA           |
|----------------------|------|----------------|
| 24                   | x 39 | 936            |
|                      | x    |                |
| 20                   | x 20 | 400            |
|                      | x    |                |
|                      | x    |                |
|                      | x    |                |
|                      | x    |                |
| TOTAL                |      | 1336           |
|                      |      | <del>936</del> |

A hand-drawn floor plan of a rectangular room, labeled "LOFT 39' x 24'". The room is 39 feet wide and 24 feet deep. A fireplace is located on the left wall, with a red arrow pointing to it labeled "FIRE PLACE" and "550 sq". A door is located on the right wall, with a red arrow pointing to it labeled "DOOR". The room is divided into three sections by two vertical lines. The left section is labeled "8'", the middle section is labeled "14'", and the right section is labeled "8'". The total width is labeled "39'". The total depth is labeled "24'". The room is labeled "LOFT 39' x 24'". The room is labeled "LOFT 39' x 24'". The room is labeled "LOFT 39' x 24'".

[illegible]

| Base Perimeter           |   | FRONT |   |   |   |     | Actual Perimeter |  |
|--------------------------|---|-------|---|---|---|-----|------------------|--|
| ITEM                     | M | F     | A | G | E | Rm. | AREA             |  |
| (13) Unfinished Basement |   |       |   |   |   |     |                  |  |
| (13) Finished Basement   |   |       |   |   |   |     |                  |  |
| (14) Finished Attic      |   |       |   |   |   |     | 39x14 = 546      |  |
| (15) Porches             |   |       |   |   |   |     |                  |  |
| Half Story               |   |       |   |   |   |     |                  |  |

| DOLLAR ADJUSTMENT COMPUTATIONS |                   |                   |                |                   |
|--------------------------------|-------------------|-------------------|----------------|-------------------|
| ITEM                           | AREA OR QUANTITY  | UNIT              | Yr. <u>68</u>  | Yr. <u>      </u> |
|                                |                   |                   | COST           | COST              |
| <u>3E</u>                      | <u>30</u>         | <u>144</u>        | <u>45</u>      |                   |
| <del>PA</del>                  | <del>-28-24</del> | <del>23 1/2</del> | <del>-80</del> |                   |
| <u>B20</u>                     | <u>131</u>        | <u>1221</u>       | <u>378</u>     |                   |
| <u>PA</u>                      | <u>-50-54</u>     | <u>23 1/2</u>     | <u>-200</u>    |                   |
|                                |                   |                   | <u>223</u>     |                   |
|                                |                   |                   | <u>35</u>      |                   |

| COMPUTATIONS      |                  |      |       |                  |      |       |                  |       |
|-------------------|------------------|------|-------|------------------|------|-------|------------------|-------|
| YEAR              | 19 68            |      |       | 19 69            |      |       | 19               |       |
| Computed By       | many             |      |       | many             |      |       |                  |       |
| ITEM              | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Total |
| First Floor       | 936              | 3.96 | 3650  | 1336             | 390  | 5210  |                  |       |
| Second Floor      |                  |      |       |                  |      |       |                  |       |
| Third Floor       |                  |      |       |                  |      |       |                  |       |
| Half Story        |                  |      |       |                  |      |       |                  |       |
| Plumbing          |                  |      | 872   |                  |      |       |                  |       |
| Heating & Cooling |                  |      | 550   |                  |      | 1100  |                  |       |

| PERMITS          |   | DATE |  | OTHER ITEMS AND REMARKS:        |  |
|------------------|---|------|--|---------------------------------|--|
| (4) ROOFING      |   |      |  | No CONC.                        |  |
| A Wood Shg       | X |      |  | PERMIT# - 10846 AUG, 26-68.     |  |
| B Wood Shakes    |   |      |  | ADD- 1 ROOM- FIREPLACE-SBE DWG. |  |
| C Asphalt Shg    |   |      |  |                                 |  |
| D Asbestos Shg.  |   |      |  |                                 |  |
| E Built Up T & G |   |      |  |                                 |  |
| F Tile           |   |      |  |                                 |  |
| G Slate          |   |      |  |                                 |  |
| H Metal          |   |      |  |                                 |  |
| I Prepared Roll  |   |      |  |                                 |  |
| J Insul Ceiling  |   |      |  |                                 |  |

[illegible]

| COMPUTATIONS         |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
|----------------------|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|
| YEAR                 | 19 68            |      |       | 19 69            |      |       | 19               |      |       | 19               |      |       |
| Computed By          | <i>Mary</i>      |      |       | <i>JH</i>        |      |       |                  |      |       |                  |      |       |
| ITEM                 | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total |
| First Floor          | 936              | 3.90 | 3650  | 1336             | 390  | 5210  |                  |      |       |                  |      |       |
| Second Floor         |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Third Floor          |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Half Story           |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Plumbing             |                  |      | 872   |                  |      |       |                  |      |       |                  |      |       |
| Heating & Cooling    |                  |      | 550   |                  |      | 1100  |                  |      |       |                  |      |       |
| Unfinished Basement  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Finished Basement    |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Finished Attic       | 546              | 1.00 | 546   |                  |      |       |                  |      |       |                  |      |       |
| Porches              |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Dollar Adjustment    |                  |      | -35   |                  |      | +223  |                  |      |       |                  |      |       |
| <i>Wilbur</i>        | 144              | 1.50 | 216   |                  |      |       |                  |      |       |                  |      |       |
| <i>Wilbur</i>        | 128              | 1.50 | 192   |                  |      |       |                  |      |       |                  |      |       |
| Replacement Cost New |                  |      | 5990  |                  |      | 8359  |                  |      |       |                  |      |       |
| Percent Good         | 100%             |      |       |                  |      |       |                  |      |       |                  |      |       |
| R.C.N.L.D.           |                  |      | 5990  |                  |      | 8359  |                  |      |       |                  |      |       |
| Other Improvements   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |

Within County Assessor Records with Photographs Page 426 of 488

| DEPRECIATION         |          |           |              |        |      |        |              |            |          |     |          |
|----------------------|----------|-----------|--------------|--------|------|--------|--------------|------------|----------|-----|----------|
| Year of Construction |          | Year of   | Depreciation | Normal |      |        | Obsolescence |            |          | % + | Adjusted |
| Actual               | Adjusted | Appraisal | Year         | Age    | Life | % Good | Condition    | Functional | Economic | -   | % Good   |
| 1967                 |          |           |              |        |      |        |              |            |          |     |          |
|                      |          |           |              |        |      |        |              |            |          |     |          |
|                      |          |           |              |        |      |        |              |            |          |     |          |
|                      |          |           |              |        |      |        |              |            |          |     |          |
|                      |          |           |              |        |      |        |              |            |          |     |          |

Appendix B. Compilation of Known A-frames





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0053781**

**Address: 20345 ST VRAIN DR UNINCORPORATED, 80540**

**Parcel: 119934300011**

**Location: T3N - R72 W - S34 : TR, NBR 961 ST VRAIN AREA**

**Records:** New Residence (BP-80-0291)  
New Residence (BP-85-0843)  
Accessory Agricultural Building (BP-94-1394)  
Electrical Service Change (BP-96-0980)  
Research (RES-10-0145)

**Documents:** [Microfiche Card \(BP-80-0291\)](#)  
[Microfiche Card \(BP-80-0291\)](#)  
[Microfiche Card \(BP-85-0843\)](#)  
[Microfiche Card \(BP-85-0843\)](#)  
[Microfiche Card \(BP-85-0843\)](#)  
[No Description \(BP-94-1394\)](#)  
[No Description \(BP-96-0980\)](#)  
[Research \(RES-10-0145\)](#)  
[Research \(RES-10-0145\)](#)  
[Research \(RES-10-0145\)](#)  
[Research \(RES-10-0145\)](#)

|             | Style   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|---------|-----------------|--|-----------------------------|
| Building: 1 | A-FRAME | 1986/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1072 sq. ft.                |
|             |         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 258 sq. ft.                 |



WALK-OUT BASEMENT FINISHED AREA 400 sq. ft.

DECK AREA 240 sq. ft.

CARPORT AREA 180 sq. ft.







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0023411**

**Address: 1333 SUGARLOAF RD UNINCORPORATED, 80302**

**Parcel: 146128006002**

**Location: T1N - R71 W - S28 : TALL TIMBERS 2 REPLAT - MT**

**Records:** New Residence (BP-71-13746)  
Subdivision Final Plat (SD-75-5)  
Residential Addition (BP-01-1309)

### Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1972/2001       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1656 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 336 sq. ft.                 |
| WALK-OUT BASEMENT UNFINISHED AREA        |                 |                   | 408 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 960 sq. ft.                 |
| DECK AREA                                |                 |                   | 144 sq. ft.                 |
| PORCH AREA                               |                 |                   | 96 sq. ft.                  |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0027949**

**Address: 9911 SUGARLOAF RD UNINCORPORATED, 80302**

**Parcel: 158106000004**

**Location: T1S - R72 W - S06 : TR, NBR 901 NEDERLAND AREA**

**Records:** New Residence (BP-80-0098)  
Residential Accessory Building (BP-82-0168)  
Residential Remodel (BP-95-1665)  
Residential Remodel (BP-01-1706)  
Residential Remodel (BP-06-1649)  
Building Code Violation (BCV-04-5057)  
Building Code Violation (BCV-06-1649)  
Residential Remodel (BP-06-2071)  
Building Code Violation (BCV-09-5006)  
Residential Remodel (BP-09-0273)  
Residential Accessory Building (BP-09-0403)  
Noxious Weed Enforcement (NWE-09-0176)  
Noxious Weed Enforcement (NWE-14-0154)  
Noxious Weed Enforcement (NWE-16-0130)



Documents: [No Description \(BP-95-1665\)](#)  
[No Description \(BP-95-1665\)](#)  
[Garge into compliance letter \(BCV-09-5006\)](#)  
[Special Investigation Form \(BCV-09-5006\)](#)  
[email from complainant \(BCV-09-5006\)](#)  
[staff email \(BCV-09-5006\)](#)  
[complaint \(BCV-09-5006\)](#)  
[email to complainant \(BCV-09-5006\)](#)  
[staff email \(BCV-09-5006\)](#)  
[initial inspection pic \(BCV-09-5006\)](#)  
[initial inspection pic \(BCV-09-5006\)](#)  
[initial inspection pic \(BCV-09-5006\)](#)  
[initial inspection pic \(BCV-09-5006\)](#)  
[reinspection pic \(BCV-09-5006\)](#)  
[reinspection pic \(BCV-09-5006\)](#)  
[on-site pic \(BCV-09-5006\)](#)  
[on-site pic \(BCV-09-5006\)](#)  
[pic from complainant \(BCV-09-5006\)](#)  
[pic from complainant \(BCV-09-5006\)](#)  
[BUILDING PERMIT \(BP-09-0273\)](#)  
[Recorded Zon Aff \(BP-09-0403\)](#)  
[PH Memo re: Demo \(BP-09-0403\)](#)  
[1st Notice \(NWE-14-0154\)](#)  
[Case Files \(NWE-16-0130\)](#)  
[Case Files \(NWE-16-0130\)](#)

|             | Style   | Built/Remodeled | Construction Type                             | Improvement Type            |              |
|-------------|---------|-----------------|---|-----------------------------|--------------|
| Building: 1 | A-FRAME | 1980/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |              |
|             |         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                             | 1056 sq. ft. |
|             |         |                 | WALK-OUT BASEMENT FINISHED AREA               |                             | 1056 sq. ft. |
|             |         |                 | DETACHED GARAGE                               |                             | 498 sq. ft.  |
|             |         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                             | 350 sq. ft.  |



|             |             |
|-------------|-------------|
| DECK AREA   | 240 sq. ft. |
| STUDIO AREA | 270 sq. ft. |







## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0033695**

**Address: 1412 SUNSHINE CANYON DR UNINCORPORATED, 80304**

**Parcel: 146126000007**

**Location: T1N - R71 W - S26 : SUNSHINE CANYON AREA**

**Records:** New Residence (BP-59-4411)  
Residential Addition (BP-71-14457)  
Residential Accessory Building (BP-84-0476)  
Residential Remodel (BP-95-1560)

**Documents:** [No Description \(BP-95-1560\)](#)

| Style             | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------------|-----------------|---|-----------------------------|
| 1 STORY -         |                 |   |                             |
| Building: 1 RANCH | 1961/None       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                   |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1801 sq. ft.                |
|                   |                 | DETACHED GARAGE                               | 1152 sq. ft.                |
|                   |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 448 sq. ft.                 |
|                   |                 | DECK AREA                                     | 718 sq. ft.                 |





# Boulder's

1964 may 10 Denver Post

# cliff-hanging houses





RESIDENTIAL PROPERTY APPRAISAL RECORD

5-17-79  
TW

(VAA) CITY OR TOWN

(AA) PARCEL NO.

(AB) SCHEDULE NO.

(DAF) TAX AREA

26-1N-71 8060 0033695 0201 0000 00 0 00 000 12F 1

TRACT 2642 26-1N-71

SUNSHINE CANYON

BROWN R M & HELEN M  
SUNSHINE CANYON  
SALINA STAR RT  
BOULDER

CO 80302

000 0000 00000

|    |      |      |      |      |       |       |
|----|------|------|------|------|-------|-------|
| 78 | 1650 | 6920 | 8570 | 5500 | 23067 | 28567 |
| 79 | 1650 | 7870 | 9520 | 5500 | 26233 | 31733 |

1112 1217 11.40 12.40

00-00  
00-00

(DAB) SEC. 1  
(DAI) SEC. 2  
(DAB) SEC. 3  
(DAI) SEC. 4  
(DAB) SEC. 5  
(DAI) SEC. 6

DIST.

(HAF) TYPE  
(HAI) INSTR.  
(HAB) DOC. FEE



Photo very out of date

| LAND ATTRIBUTES<br>SUBJECT PROPERTY |                     | APPRAISER'S INTERVIEW AND VALUE ESTIMATE |                   |                      |                              |                    |                             |                                   |                      |                        |                       | INCOME APPROACH   |  |                    |                  |                     |  |  |  |  |
|-------------------------------------|---------------------|--|-------------------|----------------------|------------------------------|--------------------|-----------------------------|-----------------------------------|----------------------|------------------------|-----------------------|---|--|--------------------|------------------|---------------------|--|--|--|--|
| (DAH) ZONING                        | (JAA) USE           | (WAA) DATE                               | (WAB) APPRAISER   | CONFIRMED SALE PRICE | (IAA) OCCUPANCY OWNER/TENANT | (IAB) MONTHLY RENT | (IAC) FURNISHED UNFURNISHED | (IAD) EST. ECONOMIC RENT (UNFUR.) | (WAE) PROPERTY VALUE | DATE                   | GROSS RENT MULTIPLIER | ECONOMIC RENT   | DATA REFERENCE                               | INDICATED VALUE    |                  |                     |  |  |  |  |
| IMPROVEMENTS                        |                     | LAND VALUE CALCULATION                   |                   |                      |                              |                    |                             |                                   |                      |                        |                       | APPROACH USED (CORRELATION)<br>FOR ACTUAL VALUE DETERMINATION |  |                    |                  |                     |  |  |  |  |
| JBA Paved Street                    | JBB Graveled Street | JBC Unimproved                           | JBD Sidewalk      | JBE Curb & Gutter    | JBF Street Lights            | JBG Alley          | ADJUSTMENT FACTORS          |                                   |                      | BASE UNIT VALUE        | TOTAL LAND VALUE      | (WBA) DATE  | (WBB) APPROACH USED                          | (WBF) ACTUAL VALUE | LAND/IMPS. RATIO | (WBC) DETERMINED BY |  |  |  |  |
| UTILITIES                           |                     | COST APPROACH                            |                   |                      |                              |                    |                             |                                   |                      |                        |                       | ACTUAL VALUE  |  |                    |                  |                     |  |  |  |  |
| JCA Public Water                    | JCB Well Water      | JCC Public Sewer                         | JCD Septic System | JCE Natural Gas      | JCF Electricity              | DATE               | TOTAL R.C.N.L.D.            | COST FACTORS                      | ADJUSTED R.C.N.L.D.  | ADD LAND               | INDICATED VALUE       | (FAC) YEAR  | (GAB) LAND                                   | (FAB) IMPS.        | TOTAL            | ENTERED BY          |  |  |  |  |
| TOPOGRAPHY                          |                     | MARKET APPROACH (COMPARABLE SALES)       |                   |                      |                              |                    |                             |                                   |                      |                        |                       | ASSESSED VALUE  |  |                    |                  |                     |  |  |  |  |
| JDA Level                           | JDB High            | JDC Steep                                | JDD Low           | JDE Sloping          | JDF Hilly                    | JDG Rock           | JDH Retaining Wall          | SALES REFERENCE                   | DATE OF SALE         | PRICE PAID (R.E. ONLY) | TIME ADJ.             | LOCATION ADJ.   | PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS) | INDICATED VALUE    |                  |                     |  |  |  |  |
| SHAPE, ETC.                         |                     |  |                   |                      |                              |                    |                             |                                   |                      |                        |                       |   |  |                    |                  |                     |  |  |  |  |
| JEA Representative                  | JEB Irregular       | JEC Cul-De-Sac                           | JED Corner        | JEE View             | JEF Non-St. Front            |                    |                             |                                   |                      |                        |                       |   |  |                    |                  |                     |  |  |  |  |
|                                     |                     |  |                   |                      |                              |                    |                             |                                   |                      | Reviewed by:           |                       |   |  |                    |                  |                     |  |  |  |  |
|                                     |                     |  |                   |                      |                              |                    |                             |                                   |                      | Date:                  |                       |   |  |                    |                  |                     |  |  |  |  |





# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0024471

Address: 275 SWITZERLAND TRL UNINCORPORATED, 80466

Parcel: 158118003003

Location: T1S - R72 W - S18 : WHISPERING PINES 1 - MT

Records: New Residence (BP-66-9097)  
Residential Remodel (BP-97-1002)

Documents: [Blank \(BP-97-1002\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1966/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 760 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 216 sq. ft.                 |
| DECK AREA                                |                 |                   | 133 sq. ft.                 |







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0057459

Address: 433 TAHOSA PARK NORTH RD UNINCORPORATED, 80510

Parcel: 119714000037

Location: T3N - R73 W - S14 : TR, NBR 960 ALLENSPARK AREA

Records: New Residence (BP-62-6127)

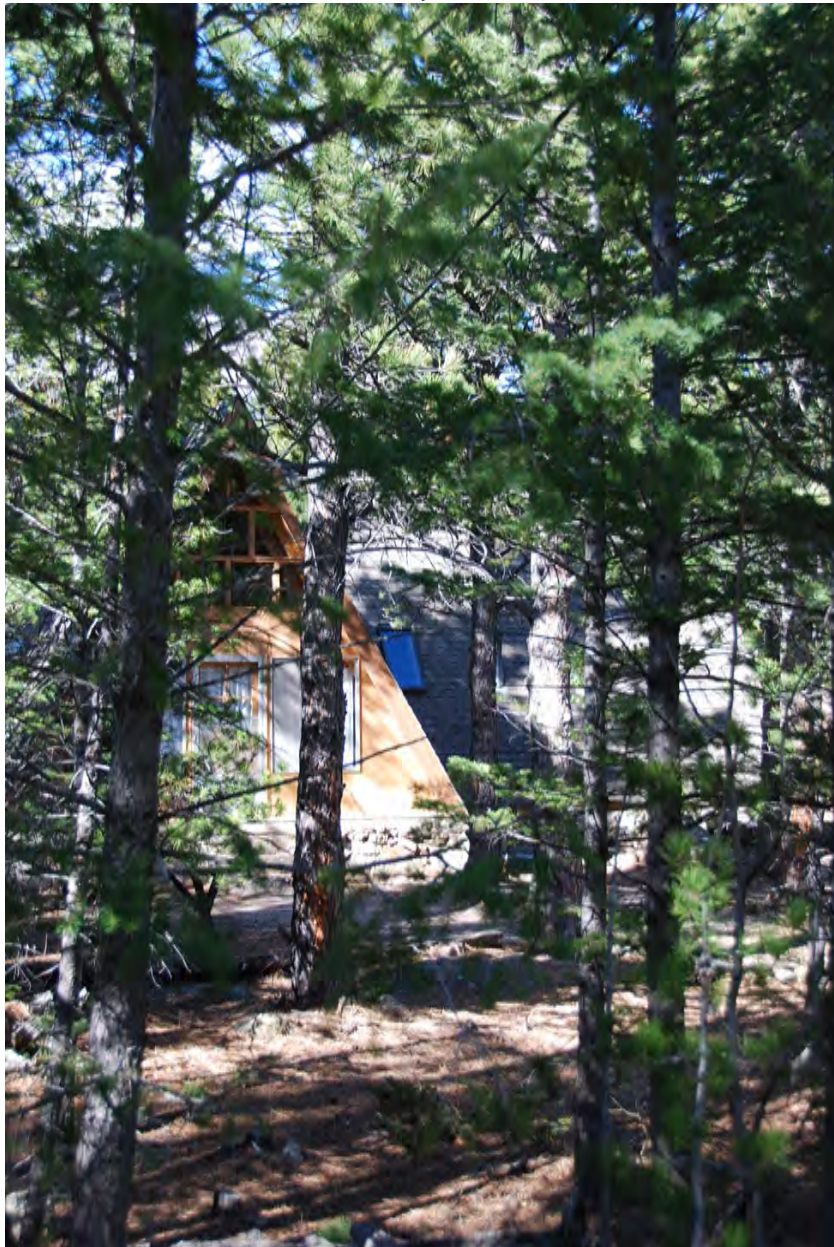
Documents:

| Style   | Built/Remodeled | Construction Type | Improvement Type            |
|---|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                           | 1965/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA      |                 |                   | 868 sq. ft.                 |
| LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA |                 |                   | 96 sq. ft.                  |
| PORCH AREA                                    |                 |                   | 80 sq. ft.                  |





433 Tahosa Park North Photo by J. Wahlers 11/2/2017





433 Tahosa Park North Photo by J. Wahlers 11/2/2017





## BOULDER COUNTY APPRAISAL CARD

TRACTS  
LOTS

3114

BLOCK

ADDITION

Section Twp. Range

14 3N 73

HOUSE No.

2200

STREET

Alpine

CITY

Boulder

OWNER

Don J. King + Helen

Classification

24-2A1

APPRAISED

7-8-

1964

Appraised by

C. R.

% Obsolescence

% Physical Dep.

| Width x Length | Area | Height | Cubic Feet |
|----------------|------|--------|------------|
| 20 x 36        | 720  | 12     | 8400       |
| 20 x 24        | 480  | 12     | 5760       |
| x              |      |        |            |
| x              |      |        |            |
| x              |      |        |            |
| x              |      |        |            |
| Total          | 1180 | Total  | 14160      |

Reproduction Cost and Final Value  
MAIN BUILDING

| Item No. | Area or Quantity | Unit Cost | Total |
|----------|------------------|-----------|-------|
| Base     |                  |           |       |
| 24-2A1   | 1180             | 1.67      | 1970  |

ADDITIONS (PLUS)

Special Building Notes

.15% Cur. ft.

|       |                |        |
|-------|----------------|--------|
| 10A   | Misc. Pictures | 100    |
| 13A-9 | 1-Metal        | 100    |
| 4A    | 60             | .40 20 |

DEDUCTIONS (MINUS)

ANNUAL ASSESSMENT

| Year | Land | Improvements | Total |
|------|------|--------------|-------|
| 1963 | \$   | \$           | \$    |
| 1964 |      |              |       |
| 1965 | 200  | 2190         |       |
| 1966 |      |              |       |
| 1967 |      |              |       |
| 1968 |      |              |       |
| 1969 |      |              |       |
| 1970 |      |              |       |

Base Reproduction

Cost ..... \$ 2190

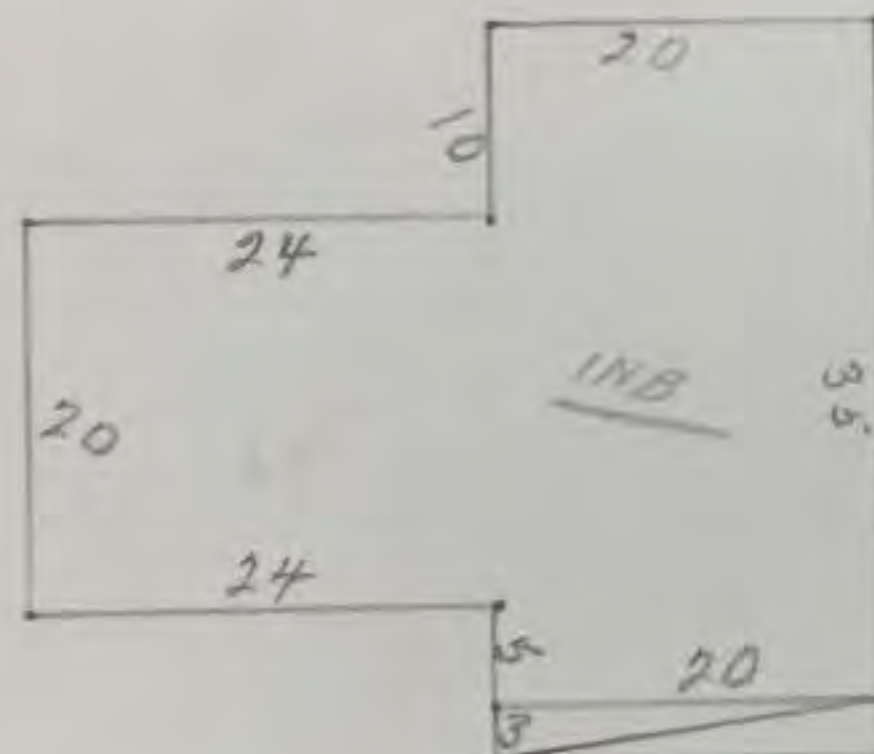
Final Net Condition %

Final Value—  
Main Building \$ 2190SUMMARY OF  
BUILDING VALUE

Main Building \$ 2190

Garage

Minor Buildings

Other  
ImprovementsTotal Buildings  
and  
Improvements \$ 2190

Front

|                                   |         |                   |    |
|-----------------------------------|---------|-------------------|----|
| Building Permit (6/27/8-10-62)    | \$ 2642 | Private Appraisal | \$ |
| Original Cost, Improvements Only  |         | Insurance         |    |
| Additions and Betterments         |         | Mortgage          |    |
| Owner's Estimate of Present Value |         | Monthly Rental    |    |

DATE OF CONSTRUCTION  
Date Age Source

100%-1965

MAJOR ALTERATIONS OR ADDITIONS  
Date Age Description PercentMAJOR ALTERATIONS OR ADDITIONS  
Date Age Description Percent

GARAGE AND MINOR BUILDINGS

| Class No. | Size<br>Width x Depth x Ht. | Area | Walls | Floor | Roof | Heating | Lighting | Unit Cost | Reprod.<br>Cost | Age | Deprec. | Net Value |
|-----------|-----------------------------|------|-------|-------|------|---------|----------|-----------|-----------------|-----|---------|-----------|
|           |                             |      |       |       |      |         |          |           |                 |     |         |           |
|           |                             |      |       |       |      |         |          |           |                 |     |         |           |
|           |                             |      |       |       |      |         |          |           |                 |     |         |           |
|           |                             |      |       |       |      |         |          |           |                 |     |         |           |



Empire reproduction

Bk  
7



Eight Cubic Feet

Reproduction of

1711





## IMPROVEMENT

DESIGN TYPE: 01 02 04 05 OTHER \_\_\_\_\_

QUALITY TYPE: FAIR

|  |                                       |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> 5 ROOMS    | <input type="checkbox"/> 1 BATHS      |
| <input checked="" type="checkbox"/> 3 BEDROOMS | <input type="checkbox"/> Full         |
|  | <input type="checkbox"/> Half         |
|  | <input type="checkbox"/> 3/4          |
|  | <input type="checkbox"/> Rough-In (P) |

% COMPLETE \_\_\_\_\_ DATE \_\_\_\_\_ APPRAISER \_\_\_\_\_

## INTERIOR

|   |  |
|---|--|
| <b>DOORS</b>                                | <b>TRIM</b>                                  |
| <input type="checkbox"/> Clear Pane         | <input type="checkbox"/> Painted             |
| <input type="checkbox"/> French             | <input type="checkbox"/> Stained             |
| <input type="checkbox"/> Hollow Core        | <input type="checkbox"/> Chair Rail          |
| <input type="checkbox"/> Solid Core         | <input type="checkbox"/> Ceiling             |
| <input type="checkbox"/> Panel Hollow       |  |
| <input type="checkbox"/> Panel Solid        | <b>DRYWALL</b>                               |
|   | <input type="checkbox"/> Archways            |
|   | <input type="checkbox"/> Radius Corners      |
|   | <input type="checkbox"/> Angled Walls        |
|   | <input type="checkbox"/> Curved Walls        |
|   | <input type="checkbox"/> Niches              |
| <b>CEILINGS</b>                             | <b>HEAT</b>                                  |
| <input type="checkbox"/> Stndrd 8'          | <input type="checkbox"/> Forced Air (A)      |
| <input type="checkbox"/> 9' Plus            | <input type="checkbox"/> Hot Water (C)       |
| <input checked="" type="checkbox"/> Vaulted | <input type="checkbox"/> Bsmt Hot Wtr (D)    |
| <input type="checkbox"/> 2 Stry Clr Span    | <input type="checkbox"/> Electric (E)        |
| <input type="checkbox"/> Coved              | <input type="checkbox"/> Wall/Space Heat (F) |
| <b>KITCHEN</b>                              | <input type="checkbox"/> Air Condtn (G or H) |
| <input type="checkbox"/> Disposal (N)       | <input type="checkbox"/> Evap Cooler (I)     |
| <input type="checkbox"/> Dishwasher (O)     | <input type="checkbox"/> Radiant Floor       |
| <input type="checkbox"/> Cooking Island     |  |
| <input type="checkbox"/> Cabinet Island     |  |

|                                     |  |
|-------------------------------------|--|
| <b>FLOOR COVERS (%)</b>             | <b>PLUMBING</b>                              |
| <input type="checkbox"/> Wood (D)   | <input type="checkbox"/> X Lav (E)           |
| <input type="checkbox"/> Tile (E)   | <input type="checkbox"/> X Toilet/Bidet (F)  |
| <input type="checkbox"/> Vinyl (F)  | <input type="checkbox"/> X Shower (I)        |
| <input type="checkbox"/> Carpet (J) | <input type="checkbox"/> X Sink /Wet Bar (K) |
| <input type="checkbox"/> Stone      | <input type="checkbox"/> Laundry Tray (M)    |
|                                     | <input type="checkbox"/> Sauna (T)           |
|                                     | <input type="checkbox"/> Whirlpool Jets      |

|   |  |
|---|--|
| <b>EXTRA'S</b>                              |  |
| <input type="checkbox"/> B-I Slvs           | <input type="checkbox"/> Fireplaces (ZFP)  |
| <input type="checkbox"/> Ceiling Fans #     | <input type="checkbox"/> Wd Stove (ZWS)    |
| <input type="checkbox"/> Custom Cbnts       | <input type="checkbox"/> Fr Stnd Gas (ZGF) |
| <input type="checkbox"/> Walk-In Closets    | <input type="checkbox"/> Gas Logs (ZGL)    |
| <input type="checkbox"/> Fire Sprnklr (ZFS) | <input type="checkbox"/> Hot Tub (ZHT)     |

|   |  |
|---|--|
| <b>INT QUALITY</b>                                | <b>INT Q.A.</b>                              |
| <input type="checkbox"/> Low                      | <input checked="" type="checkbox"/> 4 0 - 10 |
| <input checked="" type="checkbox"/> Fair          |  |
| <input type="checkbox"/> Average                  |  |
| <input type="checkbox"/> Good                     |  |
| <input type="checkbox"/> Very Good                |  |
| <input type="checkbox"/> Excellent                |  |
| <input type="checkbox"/> Exceptional (1, 2, or 3) |  |

## EXTERIOR

|  |   |
|--|---|
| <b>ROOF</b>  | <input type="checkbox"/> Asphalt (G)                |
| <input type="checkbox"/> Flat (A)                  | <input type="checkbox"/> Wd Shake (H)               |
| <input type="checkbox"/> Shed (B)                  | <input type="checkbox"/> Spanish Tile (J)           |
| <input checked="" type="checkbox"/> Gable (C)      | <input type="checkbox"/> Slate/Masonry (K)          |
| <input type="checkbox"/> Hip (D)                   | <input type="checkbox"/> Builtup (L)                |
| <input type="checkbox"/> Gambrel (E)               | <input type="checkbox"/> Metal (N)                  |
|  | <input checked="" type="checkbox"/> Dimensional (O) |
| <b>WALLS (%)</b>                                   | <b>FOUNDATION</b>                                   |
| <input checked="" type="checkbox"/> Frm Wd/Shk (A) | <input type="checkbox"/> Concrete (A)               |
| <input type="checkbox"/> Frm Stucco (C)            | <input type="checkbox"/> Block (B)                  |
| <input type="checkbox"/> Brk Veneer (D)            | <input checked="" type="checkbox"/> Stone (C)       |
| <input type="checkbox"/> Block (E)                 | <input type="checkbox"/> Brick (D)                  |
| <input type="checkbox"/> Stucco Blk (F)            | <input type="checkbox"/> Piers (E)                  |
| <input type="checkbox"/> Brk on Brk (G)            |   |
| <input type="checkbox"/> Log (H)                   | <b>WINDOWS</b>                                      |
| <input type="checkbox"/> Real Stone (J)            | <input checked="" type="checkbox"/> S/P Alum (A)    |
| <input type="checkbox"/> Cultured Stone            | <input type="checkbox"/> S/P Wd (B)                 |
| <input type="checkbox"/> Frm Vinyl                 | <input type="checkbox"/> Therm Alum (AC)            |
| <b>BASEMENT</b>                                    | <input type="checkbox"/> Therm Wood (BC)            |
| <input type="checkbox"/> Subterranean (A)          | <input type="checkbox"/> Therm Wd Clad              |
| <input type="checkbox"/> Garden Level (B)          | <input type="checkbox"/> Therm Vinyl                |
| <input type="checkbox"/> Walk-Out (W)              | <input type="checkbox"/> Storm Wndw                 |
| <input checked="" type="checkbox"/> None           |   |

SITE Sprnklr Sys (Frnt/Back) \_\_\_\_\_

Topo \_\_\_\_\_

Lndscpng \_\_\_\_\_

|   |   |
|---|---|
| <b>EXT QUALITY</b>                                | <b>DESIGN Q.A.</b>                        |
| <input type="checkbox"/> Low                      | <input checked="" type="checkbox"/> 0 - 5 |
| <input checked="" type="checkbox"/> Fair          |   |
| <input type="checkbox"/> Average                  | <b>EXT Q.A.</b>                           |
| <input type="checkbox"/> Good                     | <input checked="" type="checkbox"/> 0 - 5 |
| <input type="checkbox"/> Very Good                |   |
| <input type="checkbox"/> Excellent                |   |
| <input type="checkbox"/> Exceptional (1, 2, or 3) |   |

YEAR BUILT: 1965 REMODEL(S): 1999  
ADJUSTED YEAR: 1975

## REMARKS:

Seasonal water, no insulation.  
New roof in 1999.



# SKETCH/AREA TABLE ADDENDUM

S-T-R 14-3N-73

I.D. # 0057459

PROP ADDRESS 433 TAHOSA PARK NORTH ROAD

CITY ALLENSPARK

STATE CO

ZIP

LEGAL TRACT 3114 14-3N-73

APPRAISER DICK MULVEY

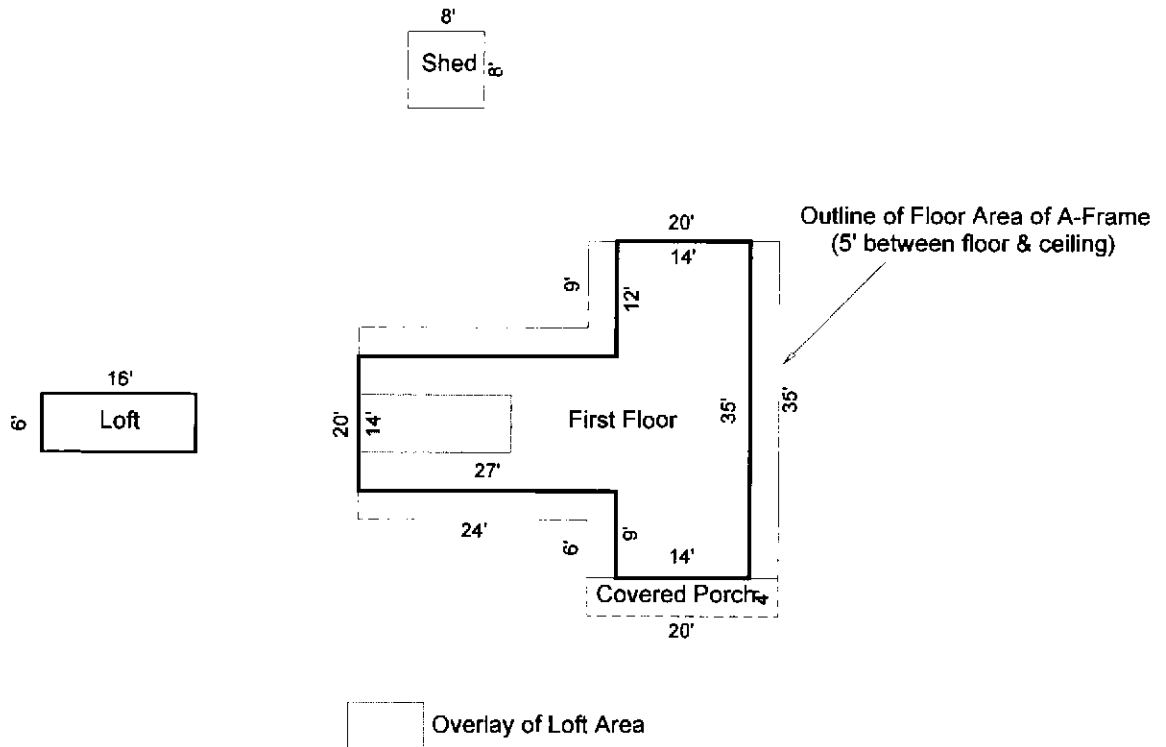
OFFICE BOULDER COUNTY ASSESSOR

DEPARTMENT RESIDENTIAL

APPR ADDRESS PO BOX 471, BOULDER, CO 80306

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code | Description   | Factor | Size | Perimeter | Totals |
|------|---------------|--------|------|-----------|--------|
| GLA1 | First Floor   | 1.00   | 868  | 152       | 868    |
| CP   | Covered Porch | 1.00   | 80   | 48        | 80     |
| SHED | Shed          | 1.00   | 64   | 32        | 64     |
| LOFT | Loft          | 1.00   | 96   | 44        | 96     |

## NOTES

APPRAISER

DZM

DATE OF VISIT

7/24/01

TOTAL LIVABLE (rounded)

868



# RESIDENTIAL PROPERTY RECORD CARD

57459

ADDRESS \_\_\_\_\_

PARCEL NUMBER \_\_\_\_\_

CITY OR TOWN

INDEX 1350

OWNER'S NAME AND ADDRESS:

DON J. & HELEN KING

CHANGES IN OWNERSHIP:

| NAME | ADDRESS | DATE | VOLUME | PAGE | TYPE INSTRUMENT | REMARKS |
|------|---------|------|--------|------|-----------------|---------|
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |
|      |         |      |        |      |                 |         |

LEGAL DESCRIPTION

Tr. 3114

SUB-DIVISION OR ADDITION

SECTION

TWP

RANGE

BLOCK

LOT

14

3N

7S



| SUBJECT PROPERTY  |           |            |     | NEIGHBORHOOD |       |  |   |
|-------------------|-----------|------------|-----|--------------|-------|--|---|
| LAND IMPROVEMENTS | UTILITIES | TOPOGRAPHY | USE | TOPOGRAPHY   | TREND |  | <div>LOCATION OF IMPROVEMENTS</div> <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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|

CLASSIFICATION No.

| STORIES         | UNITS | ROOMS |
|-----------------|-------|-------|
| TYPE            | USE   |       |
| Single Dwelling |       |       |
| Double Dwelling |       |       |
| Multi Dwelling  |       |       |
| Residential Apt |       |       |

LAND VALUE CALCULATION

SUMMARY

| YEAR | SIZE OR ACRES | UNIT VALUE | ADJUSTMENT FACTORS |       |        |       | FRONT FOOT SQUARE FOOT ACRE VALUE | TOTAL VALUE | DATE | APPRAISER | ACTUAL VALUE |              |       | %  | ASSESSED VALUE |              |       | ENTERED |
|------|---------------|------------|--------------------|-------|--------|-------|-----------------------------------|-------------|------|-----------|--------------|--------------|-------|----|----------------|--------------|-------|---------|
|      |               |            | BASE DEPTH         | DEPTH | CORNER | OTHER |                                   |             |      |           | LAND         | IMPROVEMENTS | TOTAL |    | LAND           | IMPROVEMENTS | TOTAL |         |
|      |               |            |                    |       |        |       |                                   |             | 8/3  | Fay       |              | 8860         |       | 30 |                | 2660         |       | MS      |
|      |               |            |                    |       |        |       |                                   |             | 174  |           |              |              |       |    | 680            | 2930         |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |
|      |               |            |                    |       |        |       |                                   |             |      |           |              |              |       |    |                |              |       |         |

SALES DATA & REMARKS

Measured By:

Reviewed By:

RSM

SPECIAL NOTES:



"12" A FRAME (GOOD)

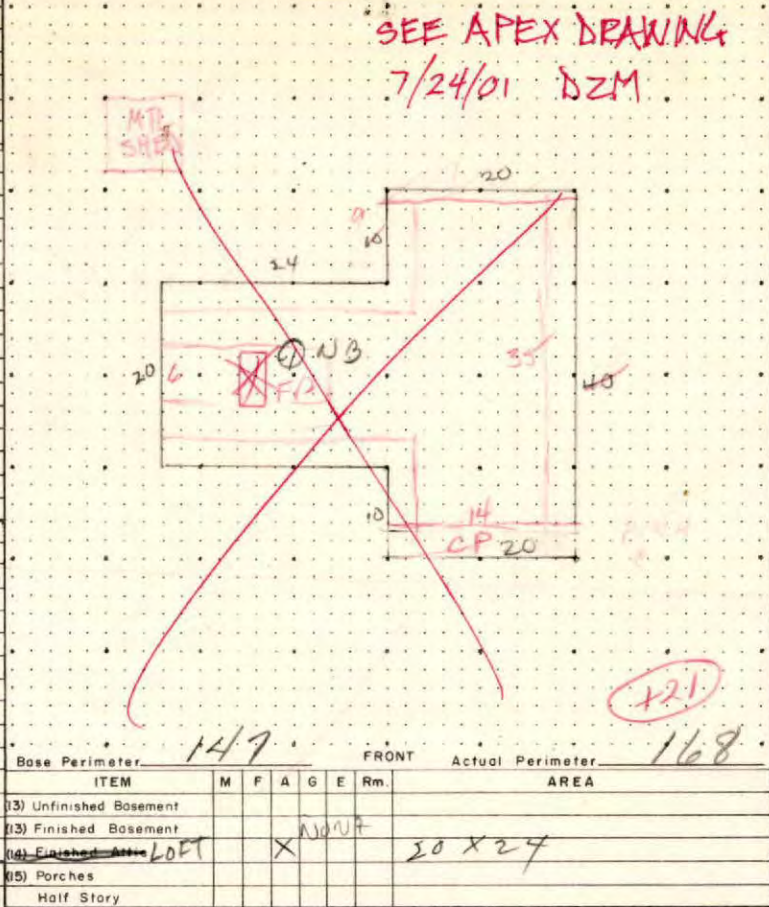
15057459

# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD — RESIDENTIAL

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS.  
BLDG. No. \_\_\_\_\_

|                              |  |  |  |                |  |  |  |
|------------------------------|--|--|--|----------------|--|--|--|
| CLASSIFICATION No. <b>1A</b> |  |  |  | STORIES        |  |  |  |
| USE                          |  |  |  | UNITS          |  |  |  |
| Construction                 |  |  |  | Quality Rating |  |  |  |
| Single Dwelling              |  |  |  | M Minimum      |  |  |  |
| Double Dwelling              |  |  |  | F Fair         |  |  |  |
| Multi Dwelling               |  |  |  | A Average      |  |  |  |
| Residential Apartment        |  |  |  | G Good         |  |  |  |
| Brick Veneer                 |  |  |  | E Excellent    |  |  |  |
| Prefab                       |  |  |  |                |  |  |  |

GROUND PLAN SKETCH  
(Indicate Number Stories)  
Scale \_\_\_\_\_ Ft



| AREA — MAIN BUILDING |     |
|----------------------|-----|
| 20 x 40              | 800 |
| 20 x 24              | 480 |
| X                    |     |
| X                    |     |
| X                    |     |
| X                    |     |
| X                    |     |
| TOTAL 1280           |     |

|                |   |   |   |   |   |
|----------------|---|---|---|---|---|
| (1) FOUNDATION | M | F | A | G | E |
| A. Concrete    |   |   |   |   |   |
| B. Block       |   |   |   |   |   |
| C. Stone       |   |   |   |   |   |
| D. Brick       |   |   |   |   |   |
| E. Piers       |   |   |   |   |   |
| F. Mud Sills   |   |   |   |   |   |
| G. Caissons    |   |   |   |   |   |

|                        |   |   |   |   |   |
|------------------------|---|---|---|---|---|
| (2) EXTERIOR W.        | M | F | A | G | E |
| A. Fr. Wd. or Sh. S.   |   |   |   |   |   |
| B. Fr. Asbestos S.     |   |   |   |   |   |
| C. Fr. Stucco          |   |   |   |   |   |
| D. Fr. Brk. Veneer     |   |   |   |   |   |
| E. Blk. 8" Painted     |   |   |   |   |   |
| F. Blk. 8" Stucco      |   |   |   |   |   |
| G. Brk. & Blk. or Brk. |   |   |   |   |   |
| H. Log                 |   |   |   |   |   |
| L. Native Stone        |   |   |   |   |   |
| M. Insul Walls         |   |   |   |   |   |

|             |   |   |   |   |   |
|-------------|---|---|---|---|---|
| (3) ROOF    | M | F | A | G | E |
| A. Flat     |   |   |   |   |   |
| B. Shed     |   |   |   |   |   |
| C. Gable    |   |   |   |   |   |
| D. Hip      |   |   |   |   |   |
| E. Gambrel  |   |   |   |   |   |
| F. Overhang |   |   |   |   |   |

|                     |   |   |   |   |   |
|---------------------|---|---|---|---|---|
| (4) ROOFING         | M | F | A | G | E |
| A. Wood Shg.        |   |   |   |   |   |
| B. Wood Shakes      |   |   |   |   |   |
| C. Asphalt Shg.     |   |   |   |   |   |
| D. Asbestos Shg.    |   |   |   |   |   |
| E. Built Up T. & G. |   |   |   |   |   |
| F. Tile             |   |   |   |   |   |
| G. Slate            |   |   |   |   |   |
| H. Metal            |   |   |   |   |   |
| I. Prepared Roll    |   |   |   |   |   |
| J. Insul Ceiling    |   |   |   |   |   |

|                   |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|
| (5) FLOORS        |  |  |  |  |  |  |  |  |  |
| A. Wd. Joist      |  |  |  |  |  |  |  |  |  |
| B. Sub Floor      |  |  |  |  |  |  |  |  |  |
| C. Softwood Flg.  |  |  |  |  |  |  |  |  |  |
| D. Hardwood Flg.  |  |  |  |  |  |  |  |  |  |
| E. Concrete       |  |  |  |  |  |  |  |  |  |
| F. Resilient Flg. |  |  |  |  |  |  |  |  |  |
| G. Carpet         |  |  |  |  |  |  |  |  |  |

|                     |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
| (6) INTERIOR FINISH |  |  |  |  |  |  |  |  |  |
| A. Unfinished       |  |  |  |  |  |  |  |  |  |
| B. Plastered        |  |  |  |  |  |  |  |  |  |
| C. Drywall          |  |  |  |  |  |  |  |  |  |
| D. Wallboard        |  |  |  |  |  |  |  |  |  |
| E. Plywood          |  |  |  |  |  |  |  |  |  |
| F. Hardwood Panel   |  |  |  |  |  |  |  |  |  |
| G. Knotty Pine      |  |  |  |  |  |  |  |  |  |

|                 |  |  |  |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|--|--|--|
| (7) BATH FLOORS |  |  |  |  |  |  |  |  |  |
| A. Base         |  |  |  |  |  |  |  |  |  |
| (8) BATH WALLS  |  |  |  |  |  |  |  |  |  |
| A. Base         |  |  |  |  |  |  |  |  |  |
| (9) KITCHEN     |  |  |  |  |  |  |  |  |  |
| A. Base         |  |  |  |  |  |  |  |  |  |
| (10) ELECTRICAL |  |  |  |  |  |  |  |  |  |
| A. Wiring       |  |  |  |  |  |  |  |  |  |
| B. Fixtures     |  |  |  |  |  |  |  |  |  |

|                        |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|
| (11) PLUMBING          |  |  |  |  |  |  |  |  |  |
| A. Base                |  |  |  |  |  |  |  |  |  |
| B. 3 pc. Bath          |  |  |  |  |  |  |  |  |  |
| C. 2 pc. Bath          |  |  |  |  |  |  |  |  |  |
| D. Lavatory            |  |  |  |  |  |  |  |  |  |
| E. Toilet              |  |  |  |  |  |  |  |  |  |
| F. Bathtub             |  |  |  |  |  |  |  |  |  |
| G. Shower Stall        |  |  |  |  |  |  |  |  |  |
| H. Kitchen Sink        |  |  |  |  |  |  |  |  |  |
| I. Laundry Tub         |  |  |  |  |  |  |  |  |  |
| J. H.W. Heater         |  |  |  |  |  |  |  |  |  |
| K. Garbage Disp        |  |  |  |  |  |  |  |  |  |
| L. Dishwasher          |  |  |  |  |  |  |  |  |  |
| TOTAL 920              |  |  |  |  |  |  |  |  |  |
| (12) HEATING & COOLING |  |  |  |  |  |  |  |  |  |
| Stove                  |  |  |  |  |  |  |  |  |  |
| Pipeless               |  |  |  |  |  |  |  |  |  |
| Gravity                |  |  |  |  |  |  |  |  |  |
| Forced                 |  |  |  |  |  |  |  |  |  |
| Baseboard              |  |  |  |  |  |  |  |  |  |
| Radiant                |  |  |  |  |  |  |  |  |  |
| Ceiling                |  |  |  |  |  |  |  |  |  |
| Gas                    |  |  |  |  |  |  |  |  |  |
| Oil                    |  |  |  |  |  |  |  |  |  |
| Coal                   |  |  |  |  |  |  |  |  |  |
| Stoker                 |  |  |  |  |  |  |  |  |  |
| Refrigerated           |  |  |  |  |  |  |  |  |  |
| Evaporated             |  |  |  |  |  |  |  |  |  |

| RATE ADJUSTMENT COMPUTATIONS |                  |        |        |        |
|------------------------------|------------------|--------|--------|--------|
| ITEM                         | AREA OR QUANTITY | Yr. 66 | Yr. 67 | Yr. 68 |
| R3A Base                     | 5.92             |        |        |        |

| DOLLAR ADJUSTMENT COMPUTATIONS |                  |       |        |        |
|--------------------------------|------------------|-------|--------|--------|
| ITEM                           | AREA OR QUANTITY | UNIT  | Yr. 66 | Yr. 67 |
| 1B                             | 21               | 12.21 | 256    |        |
|                                |                  |       | -480   |        |
|                                |                  |       |        | -224   |

| COMPUTATIONS   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
|--|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|------------------|------|-------|
| YEAR   | August 1966      |      |       | 19               |      |       | 19               |      |       | 19               |      |       | 19               |      |       |
| Computed By  | Shanklin         |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| ITEM   | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total | Area or Quantity | Unit | Total |
| First Floor  | 1280             | 5.92 | 7578  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Second Floor   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Third Floor  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Half Story   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Plumbing   |                  |      | 920   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Heating & Cooling  |                  |      | 300   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Unfinished Basement  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Finished Basement  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Finished Attic   | 480              | 60   | 288   |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Porches  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Dollar Adjustment  |                  |      | -224  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
|  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
|  |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Replacement Cost New   | 8862             |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Percent Good   | 100              |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| R.C.N.L.D.   | 8862             |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| Within County: Assessor Records with Photographs Page 445 of 488 |                  |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |
| TOTAL R.C.N.L.D.   | 8862             |      |       |                  |      |       |                  |      |       |                  |      |       |                  |      |       |





## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0057499**

**Address: 531 TAYLOR RD UNINCORPORATED, 80540**

**Parcel: 119930001002**

**Location: T3N - R72 W - S30 : PINE VALLEY UNIT 1 - MT**

**Records:** New Residence (BP-76-20730)  
Residential Addition (BP-88-0046)  
Reroofing (BP-14-0948)  
Furnace (BP-15-2084)  
Water Heater (BP-16-0323)

**Documents:** [BP application \(BP-14-0948\)](#)  
[Parcel report \(BP-14-0948\)](#)  
[Final \(BP-14-0948\)](#)  
[Parcel Report \(BP-15-2084\)](#)  
[Permit Application \(BP-15-2084\)](#)  
[Final \(BP-15-2084\)](#)  
[Parcel Report \(BP-16-0323\)](#)  
[Permit Application \(BP-16-0323\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1977/1988       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1600 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 288 sq. ft.                 |
| ATTACHED GARAGE AREA                     |                 |                   | 624 sq. ft.                 |
| DECK AREA                                |                 |                   | 808 sq. ft.                 |







## A-Frame Report

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P.O. Box 471 Boulder Colorado 80306-0471  
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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0024616**

**Address: 60 TIMBERLINE RD UNINCORPORATED, 80466**

**Parcel: 158118001002**

**Location: T1S - R72 W - S18 : WHISPERING PINES - MT**

**Records: New Residence (BP-64-7558)  
Residential Addition (BP-73-18141)**

### Documents:

| Style               | Built/Remodeled | Construction Type                             | Improvement Type            |
|---------------------|-----------------|---|-----------------------------|
| Building: 1 A-FRAME | 1968/1974       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1098 sq. ft.                |
|                     |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA         | 288 sq. ft.                 |
|                     |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 216 sq. ft.                 |
|                     |                 | DECK AREA                                     | 186 sq. ft.                 |
|                     |                 | PORCH AREA                                    | 60 sq. ft.                  |





60 Timberline Photo by J. Wahlers 11/2/2017







## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0023436**

**Address: 195 TIMBERLINE RD UNINCORPORATED, 80466**

**Parcel: 158118001006**

**Location: T1S - R72 W - S18 : WHISPERING PINES - MT**

**Records: New Residence (BP-66-9055)  
Residential Remodel (BP-08-0944)**

**Documents: [BUILDING PERMIT \(BP-08-0944\)](#)**

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1966/1984       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 884 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 216 sq. ft.                 |
| DECK AREA                                |                 |                   | 376 sq. ft.                 |





195 Timberline Photo by J. Wahlers 11/2/2017











## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0515326**

**Address: 726 WAGONWHEEL GAP RD UNINCORPORATED, 80302**

**Parcel: 146111017002**

**Location: T1N - R71 W - S11 : BOW MOUNTAIN REPLAT - MT**

**Records:** Commercial Remodel (BP-78-23563)  
New Residence (BP-65-8543)  
Residential Remodel (BP-00-2094)  
Noxious Weed Enforcement (NWE-09-0047)  
Flood 2013 Information Note (FLD-13-0478)  
Residential Remodel (BP-13-2074)  
Mechanical - Other (BP-14-1852)  
Building Code Violation (BWOP-14-0055)  
Hazard Mitigation Review (HMR-14-0033)  
Furnace (BP-14-2172)  
Fences and Retaining Walls (BP-15-0363)  
Electrical Lift Station (BP-15-1248)  
Reroofing (BP-15-2271)  
Mechanical - Other (BP-16-0014)  
Residential Addition (BP-16-0533)  
Noxious Weed Enforcement (NWE-16-0075)



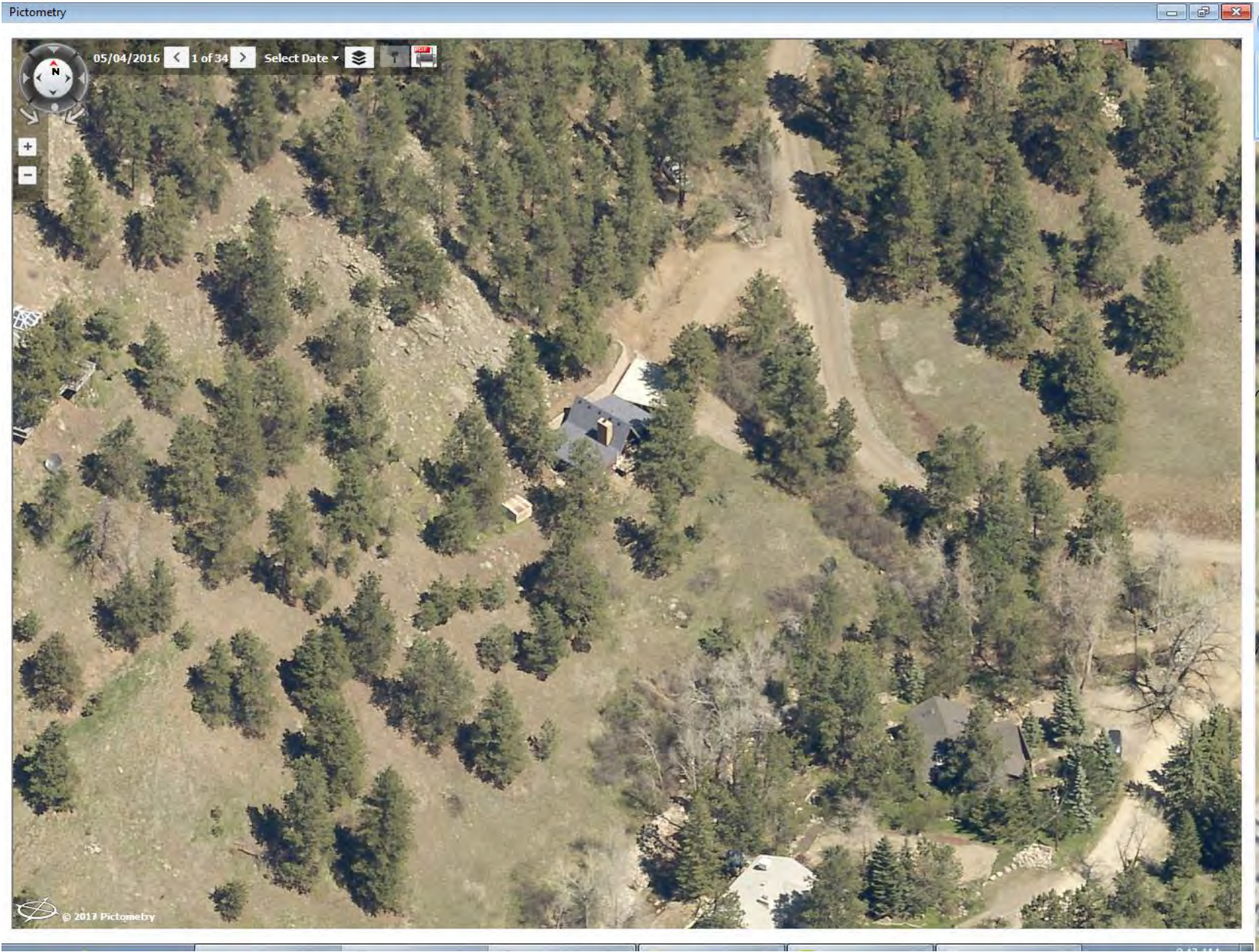
Documents: [BUILDING PERMIT \(BP-00-2094\)](#)  
[No Description \(NWE-09-0047\)](#)  
[Application Materials \(BP-13-2074\)](#)  
[Building Permit \(BP-13-2074\)](#)  
[Parcel report \(BP-14-1852\)](#)  
[BP application \(BP-14-1852\)](#)  
[Building Permit \(BP-14-1852\)](#)  
[NOV \(BWOP-14-0055\)](#)  
[PHOTO1 \(BWOP-14-0055\)](#)  
[PHOTO 2 \(BWOP-14-0055\)](#)  
[PHOTO 3 \(BWOP-14-0055\)](#)  
[PHOTO 4 \(BWOP-14-0055\)](#)  
[PHOTO 5 \(BWOP-14-0055\)](#)  
[PHOTO 6 \(BWOP-14-0055\)](#)  
[PHOTO 7 \(BWOP-14-0055\)](#)  
[PHOTO 8 \(BWOP-14-0055\)](#)  
[PHOTO 9 \(BWOP-14-0055\)](#)  
[PHOTO 10 \(BWOP-14-0055\)](#)  
[Referral Packet \(HMR-14-0033\)](#)  
[POS referral 12-30-2014 \(HMR-14-0033\)](#)  
[Public Health Environmental Referral \(HMR-14-0033\)](#)  
[BCPH Water Quality \(HMR-14-0033\)](#)  
[Building permit \(BP-14-2172\)](#)  
[Plans \(BP-15-0363\)](#)  
[Permit Application \(BP-15-0363\)](#)  
[Zoning IRFA Hold Letter Email \(BP-15-0363\)](#)  
[Engineer Letter Retaining wall \(BP-15-0363\)](#)  
[BUILDING PERMIT \(BP-15-0363\)](#)  
[Parcel Report \(BP-15-1248\)](#)  
[Permit Application \(BP-15-1248\)](#)  
[Final \(BP-15-1248\)](#)  
[Parcel Report \(BP-15-2271\)](#)  
[Permit Application \(BP-15-2271\)](#)  
[Building Permit \(BP-15-2271\)](#)  
[Permit Application \(BP-16-0014\)](#)  
[Parcel Report \(BP-16-0014\)](#)  
[Building Permit \(BP-16-0014\)](#)  
[BP application \(BP-16-0533\)](#)  
[Plans \(BP-16-0533\)](#)  
[Planning letter \(BP-16-0533\)](#)  
[Site plan \(BP-16-0533\)](#)  
[Revised Plans \(BP-16-0533\)](#)  
[BUILDING PERMIT \(BP-16-0533\)](#)  
[Case Files \(NWE-16-0075\)](#)



|             | Style              | Built/Remodeled | Construction Type                        | Improvement Type            |              |
|-------------|--------------------|-----------------|--|-----------------------------|--------------|
| Building: 1 | 1 STORY -<br>RANCH | 1966/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |              |
|             |                    |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                             | 1172 sq. ft. |
|             |                    |                 | CARPORT AREA                             |                             | 264 sq. ft.  |
|             |                    |                 | DECK AREA                                |                             | 116 sq. ft.  |











## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0054720**

**Address: 8343 WEST FORK RD UNINCORPORATED, 80302**

**Parcel: 131924007051**

**Location: T2N - R71 W - S24 : CRESTVIEW ESTATES & FLG 2 & FLG 2 REP A - BOV**

**Records:** New Residence (BP-79-0489)  
Subdivision Final Plat (SD-142)  
Building Research (BPR-78-0006)  
Residential Remodel (BP-87-0221)  
Residential Remodel (BP-94-2721)  
Residential Remodel (BP-03-1134)  
Residential Remodel (BP-06-1853)

**Documents:** [Microfiche \(BPR-78-0006\)](#)  
[No Description \(BP-94-2721\)](#)

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1979/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1320 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 384 sq. ft.                 |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 792 sq. ft.                 |
| BASEMENT GARAGE AREA                     |                 |                   | 528 sq. ft.                 |
| DECK AREA                                |                 |                   | 938 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0024547**

**Address: 208 WILD TIGER RD UNINCORPORATED, 80302**

**Parcel: 146130006005**

**Location: T1N - R71 W - S30 : MOUNTAIN MEADOWS & 1 REPLAT - MT**

**Records:** New Residence (BP-72-15412)  
Residential Accessory Building (BP-74-18654)  
Subdivision Final Plat (SD-184)  
Residential Remodel (BP-96-1101)

**Documents:** [No Description \(BP-96-1101\)](#)

| Style               | Built/Remodeled | Construction Type                        | Improvement Type            |
|---------------------|-----------------|--|-----------------------------|
| Building: 1 A-FRAME | 1972/None       | Mountains                                | SINGLE FAM RES IMPROVEMENTS |
|                     |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1125 sq. ft.                |
|                     |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 855 sq. ft.                 |
|                     |                 | WALK-OUT BASEMENT FINISHED AREA          | 768 sq. ft.                 |
|                     |                 | WALK-OUT BASEMENT UNFINISHED AREA        | 357 sq. ft.                 |
|                     |                 | DETACHED GARAGE                          | 672 sq. ft.                 |
|                     |                 | DECK AREA                                | 1296 sq. ft.                |
|                     |                 | PORCH AREA                               | 84 sq. ft.                  |





208 Wild Tiger Rd. Photo courtesy of Susan Bloomquist

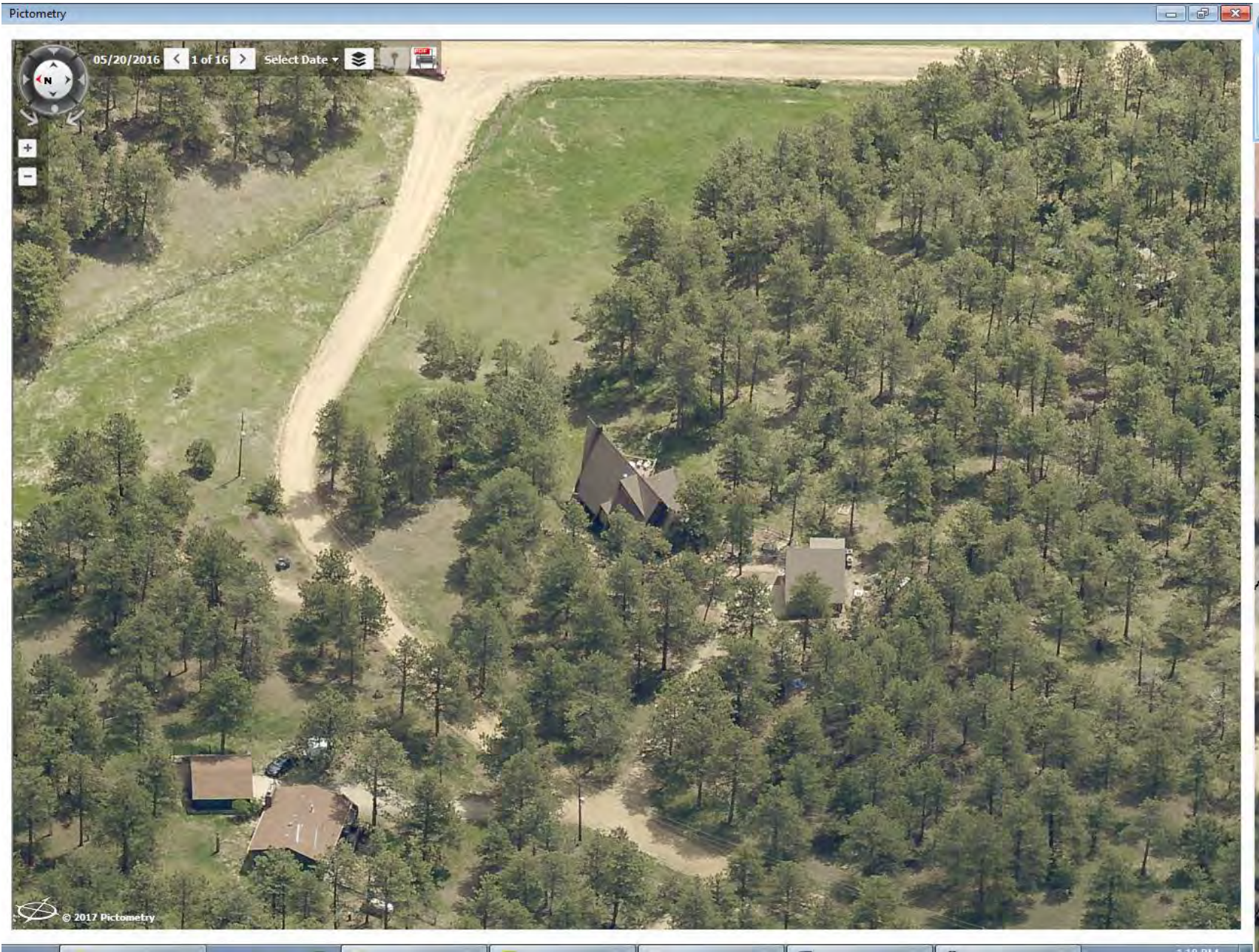




208 Wild Tiger Rd. Photo courtesy of Susan Bloomquist





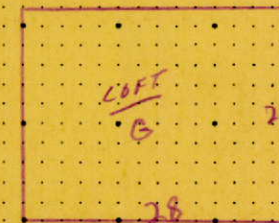
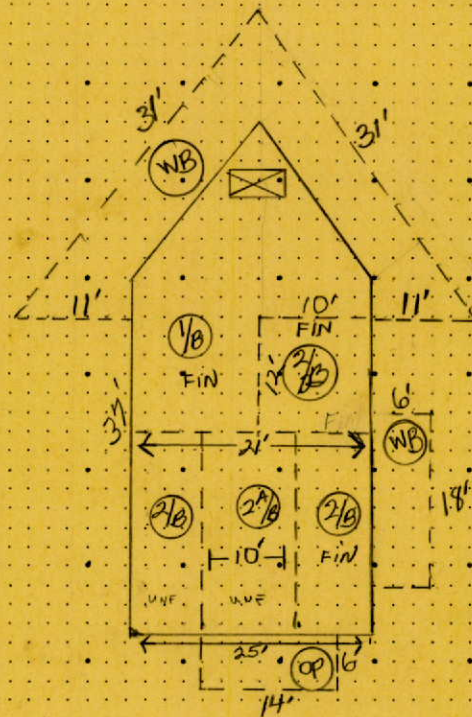




[illegible][illegible]

CTC Form 211 - Approved February, 1965  
OUT WEST CO.









Compilation of Known A-frames within County: Assessor Records with Photographs Page





Comp Kn 4 n County: Asses records with Photographs Pa



(DAF) TAX AREA

PHOTOGRAPH

68000

Appendix B. Compilation of Known A-frames within County: Assessor Records with Photographs Page 465 of 488



# BUILDING DESCRIPTION AND REPLACEMENT COST RECORD—RESIDENTIAL (AZ) CARD

(AA) TYPE NO. 12F

COST TABLE REFERENCES

(AB) FIRST STORY M ☐ F ☒

(AC) BASEMENT Full ☒ Pt. ☐ No ☐

(AD) ABOVE FIRST M ☐ F ☒

(AE) CARPORT 11 12 13

(AF) CARPORT ROOF Pitch ☐ Flat ☐

(AG) GARAGE 11 12 13

(AH) GARAGE WALL M ☐ F ☐

(AI) Att. ☐ Det. ☐ Barnd. ☐

(AN) DESIGN 2 1/2 story

YEAR BUILT 1972

ADJUSTED YEAR

(AO) ROOMS

(AP) BEDROOMS

(AQ) BATHS 3

FIRST FLOOR FIN. AREA 1125  $\Phi$

ABOVE FIRST FIN. AREA 855  $\Phi$

BASEMENT FIN. AREA 768  $\Phi$

TOTAL FINISHED AREA 2748  $\Phi$

R.C.N./SQ. FT. FIN. AREA \$ 11.54

R.C.N.L.D./SQ. FT. FIN. AREA \$ 11.54

(AV) APPRAISED BY: CT

(AW) DATE: 9/18/72

Scale " = "

(AX) Date: 10-20-72

Computed by: JEAN

(AY) Reviewed by:

(E) FOUNDATION

| A        | B     | C     | D     | E     | F         | G             | H            | I          | J            | K           | L          | M              | N     | O             | P    | Q    | R    | S     | T   | U       | V            | W             | X             | Y             | Z            |                |          |                |
|----------|-------|-------|-------|-------|-----------|---------------|--------------|------------|--------------|-------------|------------|----------------|-------|---------------|------|------|------|-------|-----|---------|--------------|---------------|---------------|---------------|--------------|----------------|----------|----------------|
| Concrete | Block | Stone | Brick | Piers | Mud Sills | Fr. Wd. or Sh | Fr. Asbestos | Fr. Stucco | Brick Veneer | Blk Painted | Blk Stucco | Brk on Brk/Blk | Metal | N Stn/Moss Rk | Alum | Flat | Shed | Gable | Hip | Gambrel | Framing Adj. | Asphalt Shgs. | Wood Shk/Shgs | Conc Bar Tile | Spanish Tile | Slit/Moss Tile | Built-Up | Asbestos Shgs. |
|          |       |       |       |       |           |               |              |            |              |             |            |                |       |               |      |      |      |       |     |         |              |               |               |               |              |                |          |                |

(F) EXTERIOR W.

(G) WINDOWS

(H) ROOF & FRNG.

(I) INTERIOR FIN.

(J) FLOORS & FLRG.

(K) APPLIANCES

(L) PLUMBING

(M) HEATING & COOLING

(N) MECHANICAL

(O) OTHER ITEMS

(P) REMARKS

(Q) QUALITY ADJUSTMENT

(R) DEPRECIATION

(S) TOTAL QUALITY ADJUSTMENT

(T) TOTAL R.C.N.L.D.

(U) FIRST FLOOR

(V) SECOND FLOOR AND ABOVE

(W) HALF STORY/FIN. ATTIC

(X) PARTIAL BSMT. (UNFIN.)

(Y) TOTAL BASE COST

(Z) QUALITY ADJUSTMENT

(AA) ADJUSTED BASE COST

(AB) FINISHED BASEMENT

(AC) TOTAL

(AD) APPLIANCES & MECHANICAL

(AE) DOLLAR ADJUSTMENTS

(AF) PORCHES, ETC.

(AG) CARPORT

(AH) GARAGE

(AI) OTHER ITEMS

(AJ) REPLACEMENT COST NEW

(AK) ADJUSTED % GOOD

(AL) TOTAL R.C.N.L.D.

1972 19

25 x 37 = 925

1/2 (13 x 16) = 104

1/2 (12 x 16) = 96

x =

(BA) TOTAL 1125  $\Phi$  \$ 12.44 \$ 14000

25 x 21 = 525

10 x 12 = 120

x =

(BB) TOTAL 645  $\Phi$  \$ 6.51 4200

(AJ) 11 12 13 HALF STORY/FIN. ATTIC

10 x 21 = 210

x =

(BC) TOTAL 210  $\Phi$  \$ 5.23 1119

(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)

x = ABOVE

x =

(BD) TOTAL  $\Phi$  \$

TOTAL BASE COST \$ 19319

QUALITY ADJUSTMENT 106 %

ADJUSTED BASE COST \$ 20478

(AL) 11 12 13 FINISHED BASEMENT

8 x 21 = 168

16 x 25 = 400

(BE) TOTAL 768  $\Phi$  \$ 1.95 1500

APPLIANCES & MECHANICAL 3948

DOLLAR ADJUSTMENTS

N Stn./Moss Rock  $\Phi$  \$

Framing Adj. 1770 .60 1062

Roofing 1125 .126 292

Concrete Slab ( ) ( )

Carpet -675 .80 (-540) ( )

(AM) 11 12 13 PORCHES, ETC.

OP 14 x 6 = 84 Area Unit

(AE) 6 x 18 108  $\Phi$  \$ 4.00 432

(AF) 1/2 (13 x 16) 104 .32 33

(AG) 1/2 (12 x 16) 96 .32 31

(AH) 1/2 (12 x 16) 96 .32 31

(AI) 1/2 (12 x 16) 96 .32 31

(AJ) 1/2 (12 x 16) 96 .32 31

(AK) 1/2 (12 x 16) 96 .32 31

(AL) 1/2 (12 x 16) 96 .32 31

(AM) 1/2 (12 x 16) 96 .32 31

(AN) 1/2 (12 x 16) 96 .32 31

(AO) 1/2 (12 x 16) 96 .32 31

(AP) 1/2 (12 x 16) 96 .32 31

(AQ) 1/2 (12 x 16) 96 .32 31

(AR) 1/2 (12 x 16) 96 .32 31

(AS) 1/2 (12 x 16) 96 .32 31

(AT) 1/2 (12 x 16) 96 .32 31

(AU) 1/2 (12 x 16) 96 .32 31

(AV) 1/2 (12 x 16) 96 .32 31

(AW) 1/2 (12 x 16) 96 .32 31

(AX) 1/2 (12 x 16) 96 .32 31

(AY) 1/2 (12 x 16) 96 .32 31

(AZ) 1/2 (12 x 16) 96 .32 31

(BA) 1/2 (12 x 16) 96 .32 31

(BB) 1/2 (12 x 16) 96 .32 31

(BC) 1/2 (12 x 16) 96 .32 31

(BD) 1/2 (12 x 16) 96 .32 31

(BE) 1/2 (12 x 16) 96 .32 31

(BF) 1/2 (12 x 16) 96 .32 31

(BG) 1/2 (12 x 16) 96 .32 31

(BH) 1/2 (12 x 16) 96 .32 31

(BI) 1/2 (12 x 16) 96 .32 31

(BJ) 1/2 (12 x 16) 96 .32 31

(BK) 1/2 (12 x 16) 96 .32 31

(BL) 1/2 (12 x 16) 96 .32 31

(BM) 1/2 (12 x 16) 96 .32 31

(BN) 1/2 (12 x 16) 96 .32 31

(BO) 1/2 (12 x 16) 96 .32 31

(BP) 1/2 (12 x 16) 96 .32 31

(BQ) 1/2 (12 x 16) 96 .32 31

(BR) 1/2 (12 x 16) 96 .32 31

(BS) 1/2 (12 x 16) 96 .32 31

(BT) 1/2 (12 x 16) 96 .32 31

(BU) 1/2 (12 x 16) 96 .32 31

(BV) 1/2 (12 x 16) 96 .32 31

(BW) 1/2 (12 x 16) 96 .32 31

(BX) 1/2 (12 x 16) 96 .32 31

(BY) 1/2 (12 x 16) 96 .32 31

(BZ) 1/2 (12 x 16) 96 .32 31

(CA) 1/2 (12 x 16) 96 .32 31

(CB) 1/2 (12 x 16) 96 .32 31

(CC) 1/2 (12 x 16) 96 .32 31

(CD) 1/2 (12 x 16) 96 .32 31

(CE) 1/2 (12 x 16) 96 .32 31

(CF) 1/2 (12 x 16) 96 .32 31

(CG) 1/2 (12 x 16) 96 .32 31

(CH) 1/2 (12 x 16) 96 .32 31

(CI) 1/2 (12 x 16) 96 .32 31

(CJ) 1/2 (12 x 16) 96 .32 31

(CK) 1/2 (12 x 16) 96 .32 31

(CL) 1/2 (12 x 16) 96 .32 31

(CM) 1/2 (12 x 16) 96 .32 31

(CN) 1/2 (12 x 16) 96 .32 31

(CO) 1/2 (12 x 16) 96 .32 31

(CP) 1/2 (12 x 16) 96 .32 31

(CQ) 1/2 (12 x 16) 96 .32 31

(CR) 1/2 (12 x 16) 96 .32 31

(CS) 1/2 (12 x 16) 96 .32 31

(CT) 1/2 (12 x 16) 96 .32 31

(CU) 1/2 (12 x 16) 96 .32 31

(CV) 1/2 (12 x 16) 96 .32 31

(CW) 1/2 (12 x 16) 96 .32 31

(CX) 1/2 (12 x 16) 96 .32 31

(CY) 1/2 (12 x 16) 96 .32 31

(CZ) 1/2 (12 x 16) 96 .32 31

(DA) 1/2 (12 x 16) 96 .32 31

(DB) 1/2 (12 x 16) 96 .32 31

(DC) 1/2 (12 x 16) 96 .32 31

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## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0029363**

Address: **0 B & M ST WARD, 80481**

Parcel: **145712106001**

Location: **T1N - R73 W - S01 : WARD - WD**

Records: Land Survey Plat (LS-99-0161)

Documents: [No Description \(LS-99-0161\)](#)

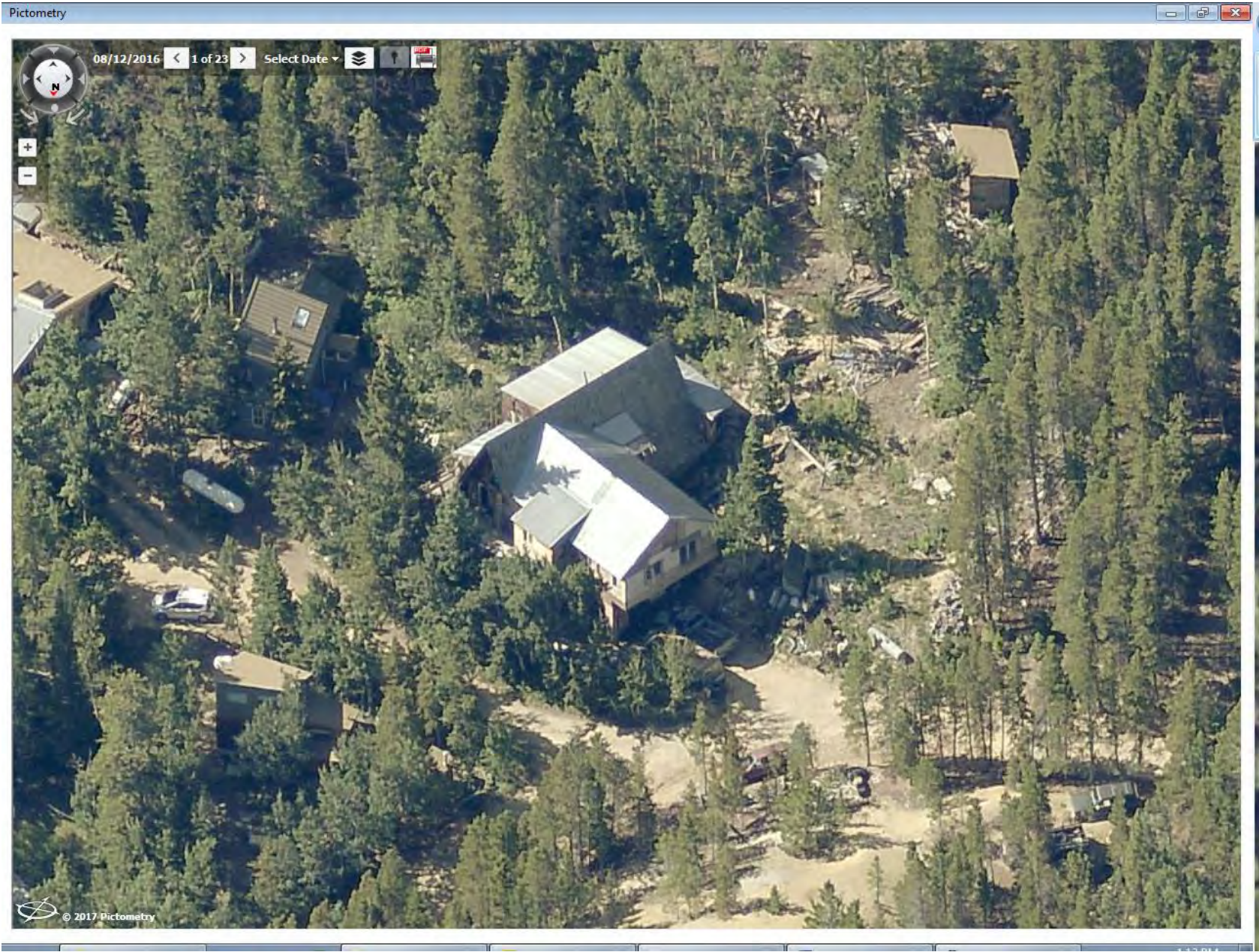
| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1964/None       | Mountains         | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1056 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 596 sq. ft.                 |
| DECK AREA                                |                 |                   | 384 sq. ft.                 |





O B & M ST WARD

145712106001







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0004792

Address: **2935 3RD ST BOULDER, 80304**  
Parcel: **146125206006**  
Location: **T1N - R71 W - S25 : NEWLANDS - BO**  
Records:  
Documents:

| Style              | Built/Remodeled | Construction Type                        | Improvement Type            |
|--------------------|-----------------|--|-----------------------------|
| 1 STORY -          |                 |  |                             |
| Building: 1 RANCH  | 1961/None       | Boulder                                  | SINGLE FAM RES IMPROVEMENTS |
|                    |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1506 sq. ft.                |
|                    |                 | SUBTERRANEAN BASEMENT FINISHED AREA      | 621 sq. ft.                 |
|                    |                 | BASEMENT GARAGE AREA                     | 319 sq. ft.                 |
| Building: 2 STUDIO | 1990/None       | Boulder                                  | SINGLE FAM RES IMPROVEMENTS |
|                    |                 | SUBTERRANEAN BASEMENT UNFINISHED AREA    | 320 sq. ft.                 |
|                    |                 | CARPORT AREA                             | 170 sq. ft.                 |
|                    |                 | DETACHED GARAGE                          | 800 sq. ft.                 |
|                    |                 | DECK AREA                                | 273 sq. ft.                 |
|                    |                 | STUDIO AREA                              | 540 sq. ft.                 |





2935 3<sup>rd</sup> St





2935 3<sup>rd</sup> St.





2935 3<sup>rd</sup> St.







# A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0022794

Address: 275 HWY 72 NEDERLAND, 80466  
Parcel: 158313216002  
Location: T1S - R73 W - S13 : NEDERLAND - NE  
Records: Commercial Remodel (BP-06-1474)

Documents:

| Style               | Built/Remodeled | Construction Type | Improvement Type                              |              |
|---------------------|-----------------|-------------------|---|--------------|
|                     |                 | Wood or Steel     |   |              |
|                     |                 | Studs in          |   |              |
| Building: 1 WORSHIP | 1973/1991       | Bearing Walls     | EX CHURCH NON-RES IMPS                        |              |
|                     |                 |                   | WORSHIP                                       | 3744 sq. ft. |
|                     |                 |                   | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 624 sq. ft.  |
|                     |                 |                   | DECK AREA                                     | 564 sq. ft.  |





275 Highway 72, Nederland, CO

Photo from: <http://www.calvarychapel nederland.org>







## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
[www.bouldercounty.org](http://www.bouldercounty.org)  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0039550**

**Address: 25 CHESEBRO WAY UNINCORPORATED, 80303**

**Parcel: 157925414009**


**Location: T1S - R71 W - S25 : MOFFAT LAKES - ES**

**Records:** Electrical Service Change (BP-87-0463)  
Subdivision Exemption (SE-05-033)  
Reroofing (BP-09-0356)  
Eldorado Springs Sanitation Hookup (BP-10-0053)  
Residential Addition (BP-11-0733)  
Residential Deconstruction (BP-11-0747)  
Land Survey Plat (LS-14-0110)  
Land Survey Plat (LS-14-0217)

**Documents:** [BOCC PHN for 04-27-2006 \(SE-05-033\)](#)  
[BOCC PHN for 04-04-2006 \(SE-05-033\)](#)  
[BUILDING PERMIT \(BP-09-0356\)](#)  
[BUILDING PERMIT ADDN \(BP-09-0356\)](#)  
[BUILDING PERMIT \(BP-10-0053\)](#)  
[Zoning Hold SPR Regd \(BP-11-0733\)](#)  
[Zoning IRFA Revised \(BP-11-0733\)](#)  
[Zoning IRFA Setback Survey \(BP-11-0733\)](#)  
[Zoning IRFA \(BP-11-0733\)](#)  
[Public Health Memo \(BP-11-0733\)](#)  
[Public Health Memo \(BP-11-0747\)](#)  
[BUILDING PERMIT \(BP-11-0747\)](#)  
[LAND SURVEY PLAT \(LS-14-0110\)](#)  
[LAND SURVEY PLAT \(LS-14-0217\)](#)



|             | Style              | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------|--------------------|-----------------|--|-----------------------------|
| Building: 1 | 1 STORY -<br>RANCH | 1915/2009       | Plains                                   | SINGLE FAM RES IMPROVEMENTS |
|             |                    |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1018 sq. ft.                |





25 Chesebro Way, Eldorado Springs A frame shed on property  
5BL9892  
Date: 11/1/2005  
Photo from Site form for 5BL9892 by SWCA







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0032135**

**Address: 3075 FOURMILE CANYON DR UNINCORPORATED, 80302**

**Parcel: 146121000006**

**Location: T1N - R71 W - S21 : TR, NBR 903 SUGARLOAF AREA**

**Records:** Residential Accessory Building (BP-79-0991)  
New Residence (BP-62-6155)  
Residential Remodel (BP-69-12019)  
Residential Remodel (BP-77-22177)  
Electrical Service Change (BP-91-1582)  
Residential Accessory Building (BP-92-0164)  
Residential Addition (BP-01-0929)  
Building Code Violation (BWOP-11-0073)  
Flood 2013 Information Note (FLD-13-0409)  
Zoning Enforcement (ZON-16-0337)



Documents: [No Description \(BP-91-1582\)](#)  
[No Description \(BP-92-0164\)](#)  
[30 day violation notice \(BWOP-11-0073\)](#)  
[2nd violation notice \(BWOP-11-0073\)](#)  
[2nd violation notice \(BWOP-11-0073\)](#)  
[NOV letter 100517 \(BWOP-11-0073\)](#)  
[NOV letter 12/6/16 \(ZON-16-0337\)](#)  
[Site Photos 11/28/16 \(ZON-16-0337\)](#)  
[Site Photos 11/28/16 \(ZON-16-0337\)](#)  
[Site Photos 11/28/16 \(ZON-16-0337\)](#)  
[Site Photos 11/28/16 \(ZON-16-0337\)](#)  
[Site Photos 11/28/16 \(ZON-16-0337\)](#)  
[NOV letter 100417 \(ZON-16-0337\)](#)

| Style                   | Built/Remodeled | Construction Type                             | Improvement Type            |
|-------------------------|-----------------|---|-----------------------------|
| Building: 1 2 - 3 STORY | 1962/1969       | Mountains                                     | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA      | 1238 sq. ft.                |
|                         |                 | 2ND FLOOR AND HIGHER FINISHED AREA            | 554 sq. ft.                 |
|                         |                 | WALK-OUT BASEMENT FINISHED AREA               | 432 sq. ft.                 |
|                         |                 | WALK-OUT BASEMENT UNFINISHED AREA             | 122 sq. ft.                 |
|                         |                 | DETACHED GARAGE                               | 412 sq. ft.                 |
|                         |                 | DETACHED GARAGE                               | 312 sq. ft.                 |
|                         |                 | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 208 sq. ft.                 |
|                         |                 | DECK AREA                                     | 542 sq. ft.                 |
|                         |                 | PORCH AREA                                    | 51 sq. ft.                  |

|                  |           |   |                             |
|------------------|-----------|---|-----------------------------|
|                  |           | Masonry or<br>Concrete Load-<br>Bearing Walls |                             |
| EQUIPMENT        |           |   |                             |
| Building: 2 SHED | 1962/None |   | SINGLE FAM RES IMPROVEMENTS |









## A-Frame Report

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Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0003604**

**Address: 1785 DEER VALLEY RD BOULDER, 80305**

**Parcel: 157706303004**

**Location: T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

**Records:**

**Documents:**

| Style             | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------|-----------------|--|-----------------------------|
| 1 STORY -         |                 |  |                             |
| Building: 1 RANCH | 1965/None       | Boulder                                  | SINGLE FAM RES IMPROVEMENTS |
|                   |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1466 sq. ft.                |
|                   |                 | GARDEN BASEMENT FINISHED AREA            | 666 sq. ft.                 |
|                   |                 | ATTACHED GARAGE AREA                     | 400 sq. ft.                 |
|                   |                 | DECK AREA                                | 576 sq. ft.                 |
|                   |                 | PORCH AREA                               | 248 sq. ft.                 |







# A-Frame Report

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Planning 303-441-3930 Building 303-441-3925

**Account Number: R0007281**

**Address: 1845 KOHLER DR BOULDER, 80305**

**Parcel: 157706303006**

**Location: T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

**Records:**

**Documents:**

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 A-FRAME                      | 1967/2011       | Boulder           | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1463 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 1540 sq. ft.                |
| ATTACHED GARAGE AREA                     |                 |                   | 273 sq. ft.                 |
| DECK AREA                                |                 |                   | 637 sq. ft.                 |
| PATIO AREA                               |                 |                   | 171 sq. ft.                 |







# A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

Account Number: R0001504

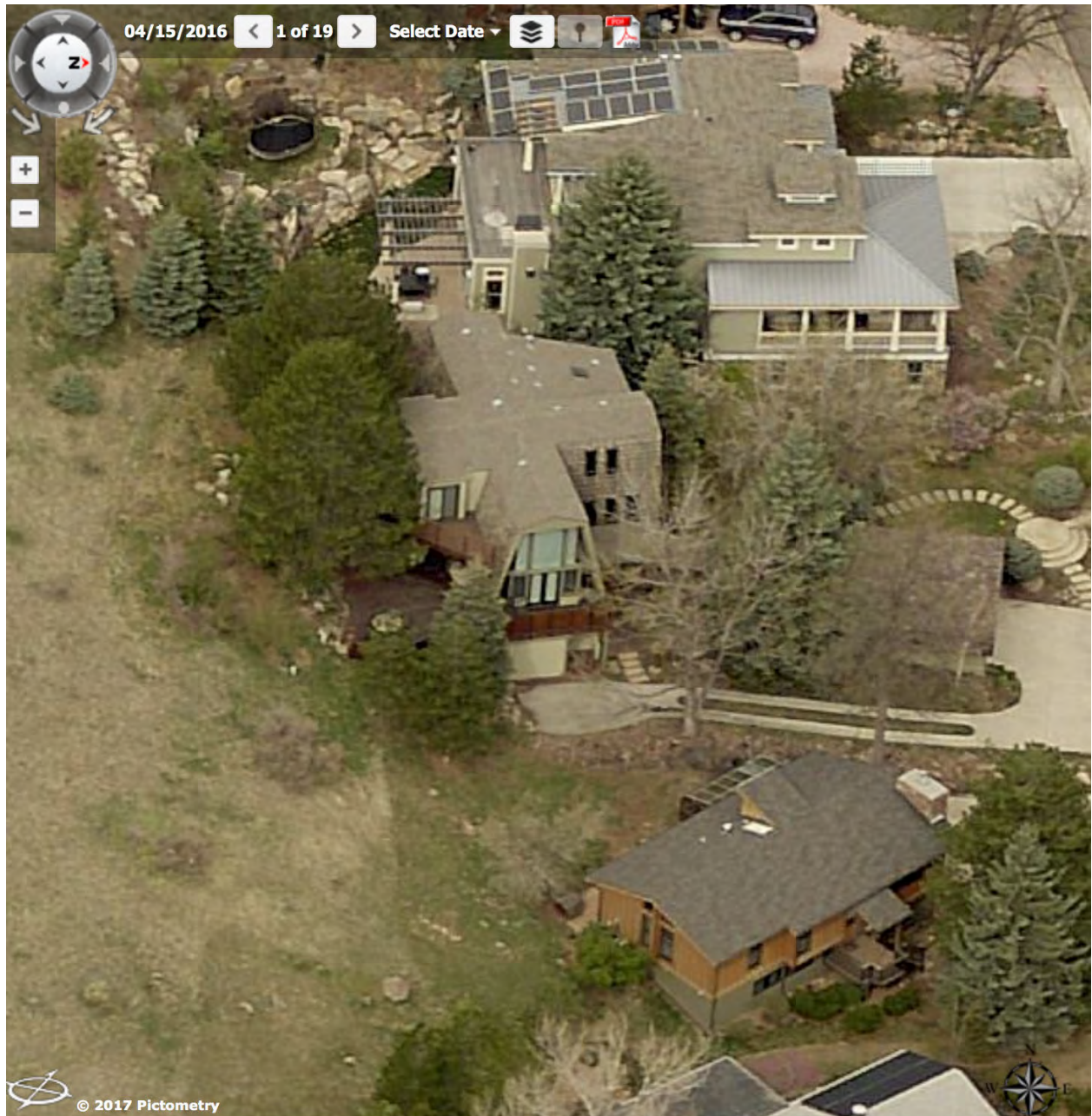
Address: **1960 KOHLER DR BOULDER, 80305**  
Parcel: **157706412005**  
Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**  
Records:  
Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                  | 1965/2015       | Boulder           | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 1357 sq. ft.                |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 905 sq. ft.                 |
| SUBTERRANEAN BASEMENT FINISHED AREA      |                 |                   | 1212 sq. ft.                |
| DETACHED GARAGE                          |                 |                   | 528 sq. ft.                 |
| DECK AREA                                |                 |                   | 736 sq. ft.                 |





1960 Kohler Dr.







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0007374**

Address: **1900 KOHLER DR BOULDER, 80305**

Parcel: **157706412002**

Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

Records:

Documents:

| Style                                    | Built/Remodeled | Construction Type | Improvement Type            |
|--|-----------------|-------------------|-----------------------------|
| Building: 1 2 - 3 STORY                  | 1965/1998       | Boulder           | SINGLE FAM RES IMPROVEMENTS |
| FIRST FLOOR (ABOVE GROUND) FINISHED AREA |                 |                   | 777 sq. ft.                 |
| 2ND FLOOR AND HIGHER FINISHED AREA       |                 |                   | 2174 sq. ft.                |
| WALK-OUT BASEMENT FINISHED AREA          |                 |                   | 725 sq. ft.                 |
| WALK-OUT BASEMENT UNFINISHED AREA        |                 |                   | 200 sq. ft.                 |
| ATTACHED GARAGE AREA                     |                 |                   | 440 sq. ft.                 |
| DECK AREA                                |                 |                   | 653 sq. ft.                 |
| DECK AREA                                |                 |                   | 422 sq. ft.                 |
| PATIO AREA                               |                 |                   | 264 sq. ft.                 |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0006124**

Address: **1920 KOHLER DR BOULDER, 80305**

Parcel: **157706412003**

Location: **T1S - R70 W - S06 : WEST HIGHLAND PARK - BO**

Records:

Documents:

| Style                   | Built/Remodeled | Construction Type                        | Improvement Type            |
|-------------------------|-----------------|--|-----------------------------|
| Building: 1 2 - 3 STORY | 1965/2011       | Boulder                                  | SINGLE FAM RES IMPROVEMENTS |
|                         |                 | WALK-OUT BASEMENT FINISHED AREA          | 680 sq. ft.                 |
|                         |                 | ATTACHED GARAGE AREA                     | 420 sq. ft.                 |
|                         |                 | FIRST FLOOR (ABOVE GROUND) FINISHED AREA | 1234 sq. ft.                |
|                         |                 | DECK AREA                                | 278 sq. ft.                 |
|                         |                 | DECK AREA                                | 136 sq. ft.                 |
|                         |                 | PATIO AREA                               | 262 sq. ft.                 |
|                         |                 | PORCH AREA                               | 60 sq. ft.                  |
|                         |                 | 2ND FLOOR AND HIGHER FINISHED AREA       | 1480 sq. ft.                |







## A-Frame Report

Land Use Department  
Courthouse Annex  
2045 13th St. - 13th & Spruce Streets  
P.O. Box 471 Boulder Colorado 80306-0471  
www.bouldercounty.org  
Planning 303-441-3930 Building 303-441-3925

**Account Number: R0085247**

**Address: 355 PONCA PL BOULDER, 80303**

**Parcel: 157704211001**

**Location: T1S - R70 W - S04 : LAND AND TRACTS**

**Records: Land Survey Plat (LS-96-0048)**

**Documents: [No Description \(LS-96-0048\)](#)**

| Style               | Built/Remodeled | Construction Type                             | Improvement Type       |   |               |
|---------------------|-----------------|---|------------------------|---|---------------|
| Building: 1 WORSHIP | 1964/None       | Masonry or<br>Concrete Load-<br>Bearing Walls | EX CHURCH NON-RES IMPS |   |               |
|                     |                 |   |                        | WORSHIP                                       | 15501 sq. ft. |
|                     |                 |   |                        | WORSHIP                                       | 17301 sq. ft. |
|                     |                 |   |                        | LOFT (ACCESS BY LADDER, PULLDOWN STAIRS) AREA | 1440 sq. ft.  |





355 Ponca Place  
Oblique Imagery Boulder County Assessor's Website





## **Appendix C.      Responses to Boulder County A-frame Survey**



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**From:** Wufoo no-reply@wufoo.com  
**Subject:** A-frame Architecture in Boulder County Survey [#8]  
**Date:** October 23, 2017 at 3:08 PM  
**To:** #Historic Historic@bouldercounty.org

W

**Name \*** George Beal

**Email \***

**Phone Number**

**Address of A-frame \***  148 Cabin Creek Rd  
Allenspark 80510  
United States

**What year was your A-frame built?** 1966-67


**Are you the original owner?** Yes (our family is)

**Who was the builder and/or architect, or was it a DIY project?** Delta Homes Broomfield CO

**Was the A-frame prefabricated or from a kit and, if so, from where?** Prefab

**Do you know of any major changes or alterations from the original design?** Kitchen/laundry Addition on side (center of structue)

**Would you consider being interviewed and/or have your A-frame photographed?** yes

**Please share a photo of your A-frame (optional)**  [picture\\_039.jpg](#)  
410.32 KB • JPG



**From:** Wufoo no-reply@wufoo.com  
**Subject:** A-frame Architecture in Boulder County Survey [#6]  
**Date:** October 15, 2017 at 9:09 AM  
**To:** #Historic Historic@bouldercounty.org

W

**Name \*** Daniel Swansinger

**Email \***

**Phone Number**

**Address of A-frame \***  168 Divide View Dr.  
Golden, Co 80403  
United States

**What year was your A-frame built?** 1975

**Are you the original owner?** No


**Who was the builder and/or architect, or was it a DIY project?** N/A


**Was the A-frame prefabricated or from a kit and, if so, from where?** No

**Do you know of any major changes or alterations from the original design?** No physical structure changes, only interior and aesthetic.

**Are there interesting facts or unique features about your A-frame that you'd like to share?** It's a big hit with airbnb!

**Would you consider being interviewed and/or have your A-frame photographed?** Yes

**Please share a photo of your A-frame (optional)**  [img\\_1144.png](#)  
1.46 MB • PNG

**Please share another photo of your A-frame (optional)**  [img\\_0866.jpg](#)  
2.14 MB • JPG



From: Wufoo no-reply@wufoo.com  
Subject: A-frame Architecture in Boulder County Survey [#9]  
Date: October 26, 2017 at 12:37 PM  
To: #Historic Historic@bouldercounty.org

W

Name \* Susan Bloomquist

Email \*

Phone Number

Address of A-frame \*  208 Wild Tiger Road  
Boulder 80302  
United States

What year was your A-frame built? 1972

Are you the original owner? No

Who was the builder and/or architect, or was it a DIY project? We were told it was a kit bought from a local vendor.

Was the A-frame prefabricated or from a kit and, if so, from where? Prefabricated

Do you know of any major changes or alterations from the original design? None that we know.

Are there interesting facts or unique features about your A-frame that you'd like to share? The entire interior roof space is made of planks of beetle kill pine wood. There is a spiral staircase made of rod iron. Two large banks of windows creates the look of a prow of a ship.

Would you consider being interviewed and/or have your A-frame photographed? Yes

Please share a photo of your A-frame (optional)



[img\\_1875.jpg](#)  
3.32 MB · JPG


Please share another photo of your A-frame (optional)



[img\\_1870.jpg](#)  
2.42 MB · JPG






**From:** Wufoo  
**Sent:** Monday, November 13, 2017 9:29 AM  
**To:** #Historic  
**Subject:** A-frame Architecture in Boulder County Survey [#10]

|   |   |
|---|---|
| Name *  | Dyan Harden   |
| Email *   |   |
| Phone Number  |   |
| Address of A-frame *  | <br><a href="#">246 Arrowood Drive</a><br><a href="#">Allenspark 80510</a><br><a href="#">United States</a>  |
| What year was your A-frame built?   | 1974  |
| Are you the original owner?   | no  |
| Who was the builder and/or architect, or was it a DIY project?                              | Owner at time was Amos Claybaugh. We bought property from Timko family in 2001.   |
| Was the A-frame prefabricated or from a kit and, if so, from where?                         | Do not know. It sure seems DIY. Poorly insulated and bizare electrical wiring.  |
| Do you know of any major changes or alterations from the original design?                   | None that I know of. We bought house in 2001. We had house painted a few years after we purchased it, so color has changed from greenish with brown trim to brown with red trim. As I understand it, A-frame was added on to original house which was built in 1968 or 1969. It is connected to main house by a short hallway and enters into kitchen. We use it as a master bedroom. It has French doors and large triangular (obviously) window on west side. Large sliding glass doors take up entire lower east side. It has a loft on east side. |
| Are there interesting facts or unique features about your A-frame that you'd like to share? | Lots of critters find way under A-frame roof. Probably wood rats and raccoon nests.   |
| Would you consider being interviewed and/or have your A-frame photographed?                 | yes   |



**From:** Wufoo  
**Sent:** Wednesday, November 22, 2017 2:42 PM  
**To:** #Historic  
**Subject:** A-frame Architecture in Boulder County Survey [#11]

|   |   |
|---|---|
| Name *  | Catherine Faughnan  |
| Email *   |   |
| Phone Number  |   |
| Address of A-frame *  | <br><a href="#">833 Hemlock Dr.</a><br>Lyons 80540<br>United States  |
| What year was your A-frame built?   | 1961  |
| Are you the original owner?   | The Franz Family  |
| Who was the builder and/or architect, or was it a DIY project?                              | Looks like a kit home - not sure who the builder was  |
| Was the A-frame prefabricated or from a kit and, if so, from where?                         | Prefab - Basic-Bilt Design BB1406   |
| Do you know of any major changes or alterations from the original design?                   | The previous owner remodeled the kitchen in 2010. Insulation and new windows were added. It is possible a kitchen dormer was added.   |
| Are there interesting facts or unique features about your A-frame that you'd like to share? | It is amazing. Lots of original woodwork and Swiss detail on the outside. Original stone fireplace surround. Wood-burning stove was added. It sits high above Sunset Lake in Big Elk Meadows. Lake is currently the West Fork of the Little Thompson River. Plans are underway to restore the dam and put the lake back in place. |
| Would you consider being interviewed and/or have your A-frame photographed?                 | Yes - would love it.  |
| Please share a photo of your A-frame (optional)   | <br><a href="#">img_4134.jpg</a> 2.64 MB · JPG   |
| Please share another photo of your A-frame (optional)                                       | <br><a href="#">img_e4032.jpg</a> 2.09 MB · JPG  |



From: **Wufoo** no-reply@wufoo.com  
Subject: A-frame Architecture in Boulder County Survey [#7]  
Date: October 16, 2017 at 5:28 PM  
To: #Historic Historic@bouldercounty.org

W

**Name \*** Caroline Burr

**Email \***

**Phone Number**

**Address of A-frame \***  8343 West Fork Foad  
Boulder 80302  
United States

**What year was your A-frame built?** 1979

**Are you the original owner?** No

**Who was the builder and/or architect, or was it a DIY project?** Scarlatti

**Was the A-frame prefabricated or from a kit and, if so, from where?** don't know

**Do you know of any major changes or alterations from the original design?** We put a bay window in the dining area and a window in the kitchen. It was built with the goal of energy conservation and there were no windows in the north side.

**Are there interesting facts or unique features about your A-frame that you'd like to share?**

It is on a beautiful site in Crestview Estates. All of the windows and the upper and lower decks take advantage of the fantastic views from this house.

Advantages of A -frame – the wonderful cathedral ceiling in the living room.

Disadv. – Lack of storage space. I keep kitchen pans in the linen closet; kitchen appliances in the laundry room. The closets are small. There is very limited space to hang pictures. The builder put wonderful 3 ft deep storage cabinets along one wall of the garage.

In the third floor master bedroom when we had a king-sized bed, we had to lean over until we were beyond the bed before we could stand up straight.

**Would you consider being interviewed and/or have your A-frame photographed?** yes. Photo – there is one on the county assessors website.





Jennifer Wahlers &lt;jennifer@archprofessionals.com&gt;

---

**Your A-frame!**

2 messages

---

**Jennifer Wahlers** <jennifer@archprofessionals.com>

Fri, Nov 17, 2017 at 4:31 PM

Hi Phil-

Jessica Fasick with Boulder County Land Use passed your email address along to me as someone who is willing to talk to me about your A-frame at 11955 Highway 7.

Are you the original owner?

Do you know anything about when it was built or who an architect or builder may have been?

What do you like about your A-frame?

What do you dislike?

Have you done any major alterations to the building?

I'd love to hear any other information you'd like to share about your building!

Thanks,

Jen Wahlers

--

**Jennifer Wahlers**

Principal/ Owner



ARCH Professionals, LLC  
2717 Geneva Ct., Denver, CO 80238  
www.archprofessionals.com  
(720) 201-8330

---

**Philip Mary Stern**

Fri, Nov 24, 2017 at 12:38 PM

To: Jennifer Wahlers &lt;jennifer@archprofessionals.com&gt;

Jen,

It would definitely be easier to talk than email, however I am currently in Wales for sometime. I could be contacted via phone (time difference, plus 7 hours)

We are not the first owners. House built in 1966 by Dr. Hinman, Longmont. We bought in 1978. I think house was Weyerhaeuser kit, 25 x 40 feet.

We bought for the land, not the a-frame. But over the years with weatherization and improvements, it has become a very livable and cozy home.

A-frames have their quirks, not the least of which is the unusable space in the "corner" triangles and the interpretation and comparison with conventionally built structures for tax purposes, inflating property taxes because of the unusable space.


So, for now that is what I have to say.

Phil Stern  
Meeker Park



From: Wufoo no-reply@wufoo.com  
Subject: A-frame Architecture in Boulder County Survey [#5]  
Date: October 5, 2017 at 6:10 PM  
To: #Historic Historic@bouldercounty.org



|  |  |
|--|--|
| <b>Name *</b>  | Jack Berry   |
| <b>Email *</b>   |  |
| <b>Phone Number</b>  |  |
| <b>Address of A-frame *</b>  |  49045 Peak to Peak Hwy<br>Jamestown 80481<br>United States   |
| <b>What year was your A-frame built?</b>   | approx 1964  |
| <b>Are you the original owner?</b>   | NO   |
| <b>Who was the builder and/or architect, or was it a DIY project?</b>                              | Unknown  |
| <b>Was the A-frame prefabricated or from a kit and, if so, from where?</b>                         | Unknown  |
| <b>Do you know of any major changes or alterations from the original design?</b>                   | We've owned the cabin since Dec. 1982. We had a metal roof put on in 1998 and replaced the original stove. We updated the the kitchen with minor work in 2009. We know of no alterations.  |
| <b>Are there interesting facts or unique features about your A-frame that you'd like to share?</b> | Our understanding is the land was purchased from Peaceful Valley Guest Ranch by friends who wanted to build a 2nd home cabin. After have the cabin built, the owners asked owner of the guest ranch to buy it but they had no use so owners sold it. We didn't buy it from the 1st or 2nd owners.<br>We have a right of way driveway to get to the cabin. We also have a water well. The property is a little over 3 acres. We use it as a second home mountain cabin. |
| <b>Would you consider being interviewed and/or have your A-frame photographed?</b>                 | yes  |



## **Appendix D.     Delta A-frame Brochures/ Materials**



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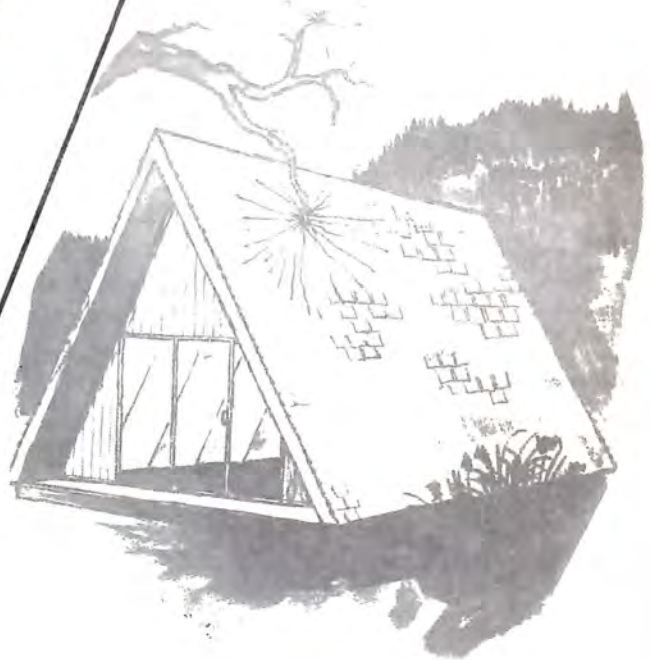


1961

## THE CONTEMPORARY

THIS DELUXE CABIN IS PERFECT FOR THOSE WHO WANT THE FINEST. THIS MODEL HAS MOST OF THE FEATURES OFFERED IN MORE EXPENSIVE CABIN KITS AND SOME FEATURES NOT FOUND IN ANY OTHERS

- 20' x 32' floor area
- heavy duty structural framing
- rigid plywood stressed skin construction
- beautiful red cedar shingle roof
- covered front and back porch area
- large-size sleeping balcony with folding stairway
- huge 12-foot sliding glass doors in front and in back
- fully partitioned bedroom or bath
- extra long kitchen counter top
- built-in breakfast bar
- over 640 ft<sup>2</sup> of living area
- \$1,495 full price, F.O.B. factory, Boulder, Colorado



## DELTA PRESENTS

ITS 1961 LINE OF IMAGINEERED PRECUT MOUNTAIN CABIN KITS

### THE ALPINE

THIS QUAIN'T CABIN IS IDEAL FOR THE FISHERMAN, HUNTER, OR SMALL FAMILY WHO WANTS AN INEXPENSIVE RETREAT FOR THEIR VERY OWN.

- 16' x 24' floor area
- all parts precision cut and numbered
- assemblies in 2 or 3 days
- heavy weight lumber used throughout
- thick plywood floor and roof panels
- attractive red cedar shingle roof
- convenient sleeping loft with ladder
- five windows and six ventilators
- Tyrolienne-type decorator trim
- covered front porch area
- easy to build foundation included
- complete with all parts, glass, door, hardware, nails, etc.
- \$795 full price, F.O.B. factory, Boulder, Colorado



CONTACT:

J. G. Connelly  
415 S. 43rd, Boulder, Colorado

Hillcrest 2-1621 or

L. R. Stoecker  
2651 Valley View Drive, Denver, Colo.

Harrison 9-2732

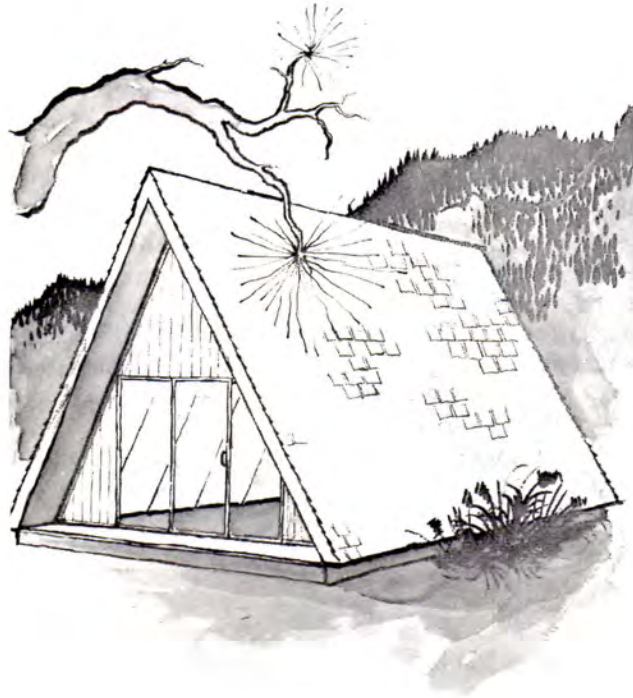
1961



1964

# DELTA

IMAGINEERED —  
VACATION HOMES



PRESENTS — — — — —  
A PREVIEW OF FINE VACATION HOMES  
FOR YOU! — — — — —

64D1



DELTA takes this opportunity to introduce to you its finest line of imagineered vacation home kits. All DELTA kits are designed to the most exacting standards to provide you with the most in livability at the least possible cost. Each and every DELTA kit has been engineered and imagineered to give you the style, the size, and the features that you want most.

DELTA precut kits are complete in every way. everything that you need is furnished in the kit package and a complete and concise instruction booklet is provided so that even the novice can easily assemble the kit.

The basic feature found in DELTA vacation home kits are:

- Precision precut parts that require no additional work.
- All parts conveniently numbered and marked to reduce erection time.
- Your choice of the popular A-Frame or California Contemporary styling.
- Strong stressed skin plywood construction insures rigidity.
- Sturdy construction throughout to withstand severe snow loads.
- All hardware, nails, bolts, screw, glass, etc., is in the kit- no optional accessories needed!
- All structural lumber is West Coast Douglas Fir and is mill graded Standard, or better.
- All plywood approved and certified by the Douglas Fir Plywood Ass'n.
- All models are roofed with beautiful red cedar shingles.
- Covered porches and/or decks are featured in all models and sizes.
- Convenient sleeping balconies in A-frame models increase living S-p-a-c-e.
- an included foundation system that simplifies the erection, reduces cost.
- High-quality accessory items that will enhance any home.
- A step-by-step instruction booklet with detailed descriptions and illustrations.
- Simplified construction methods reduce the erection time.
- A nominal cost ranging from \$1.76 to \$2.45 per square foot.
- Your choice of six models and twelve sizes.
- Available in basic shell kits or completely self-contained to suit any budget.

DELTA is proud to be a local organization owned and operated by local people. We can and do offer a direct factory-to-you savings. We are our own salesmen, advertising agents, buyers, engineers, and fabricators. In this way, we feel we can best serve you - our prospective customers.

Please take the time to review the contents of this brochure, then compare it with other vacation homes - kits or customized. If possible, stop by our new manufacturing facility in Broomfield and take a tour through our parade of vacation homes. We are sure that you will agree that the DELTA vacation home is the one for you.

# DELTA

|                |                      |                |           |
|----------------|----------------------|----------------|-----------|
| J. G. CONNELLY | 415 SO. 43RD         | BOULDER, COLO. | HI 2-1621 |
| L. R. STOECKER | 2651 VALLEY VIEW DR. | DENVER, COLO.  | HA 9-2732 |



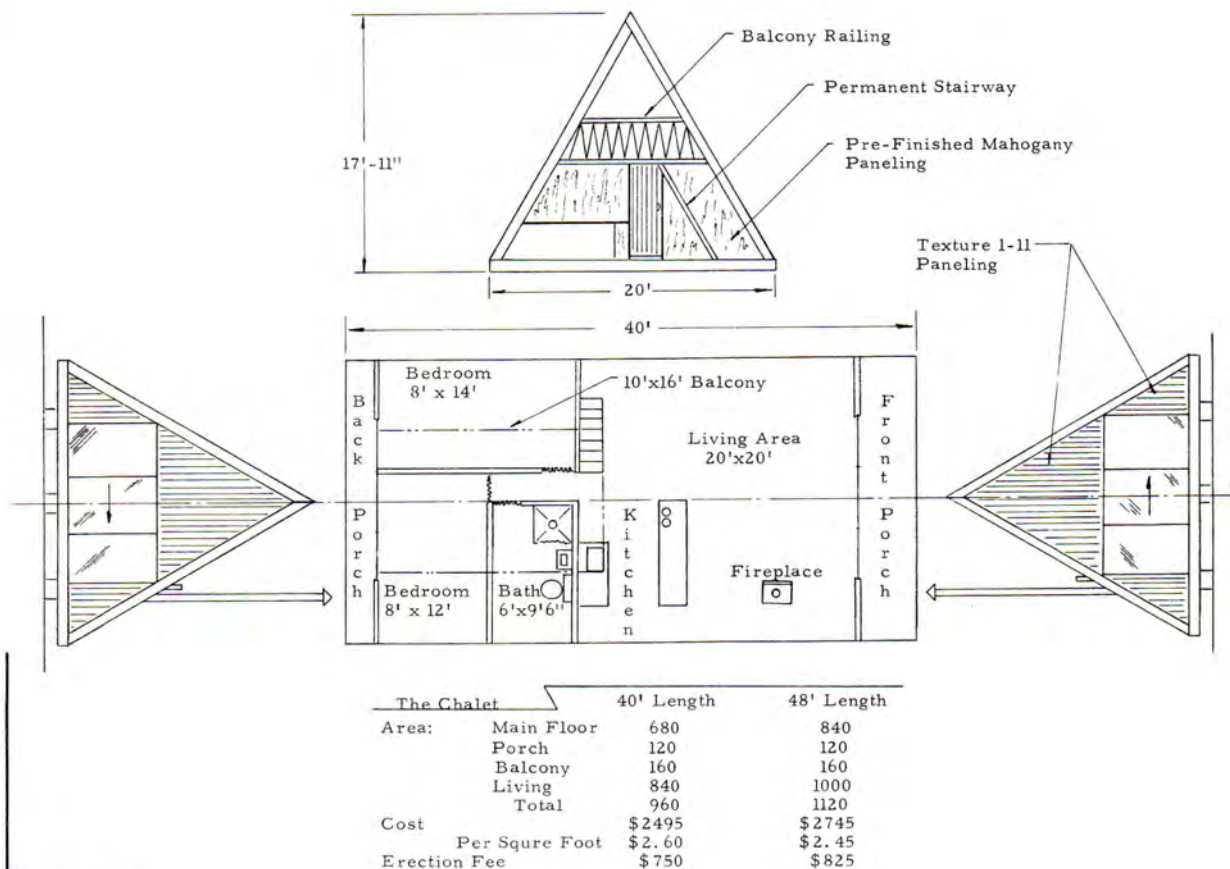
# THE CHALET

The Chalet is DELTA's answer to the complete vacation home. This kit provides everything that the perfectionist would want in a vacation home - nothing has been left to be desired. The Chalet has space - livability - convenience! It is self-contained and modern in every way. Check the features found in the Chalet...

- Space? A big 20' x 40' - over 960 square feet including the twin porch areas.
- Livability? Three bedrooms, a convenient bath, an accommodating kitchen, and a large living-playing area that is 20' x 20'.
- Convenience? This is our most important selling point - just check these features!
  - A 3-piece bath complete with shower stall, medicine cabinet, and bathroom accessories.
  - A complete plumbing kit, all prefabricated, making it easy to install and connect to your water supply and drain systems.
  - A 4-circuit electrical system that is complete with wire, fixtures, outlets, entrance equipment - everything you need! Simple to install with the easy-to-follow instructions included.
  - A kitchen complete with sliding door cabinets, a large-sized sink with deluxe fittings, a complete water distribution system, a breakfast bar, and even a built-in 2-unit electric cooking unit.
  - You will have plenty of hot water with the enclosed electric hot water heater - glass lined, of course!
  - You not only get a beautiful contemporary free-standing fireplace for central heating, but also included are two portable electrical heaters for local heat enjoyment.
  - Also included are two 12-foot sliding glass patio doors, complete with screens, locks, weather stripping, etc.
  - A 10' x 16' sleeping balcony that will accommodate at least four beds.
  - Plastic folding doors that install in a jiffy.
  - Prefinished wall mahogany paneling on interior partitions.
  - Yes! They are all included!
- How much? \$2495 F.O.B. Broomfield, Colorado. An extended version (20' x 48') is also available. Same exciting features but with a h-u-g-e living area. Cost? \$2745.

## DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



64D1



(NOT AVAILABLE IN KIT FORM)

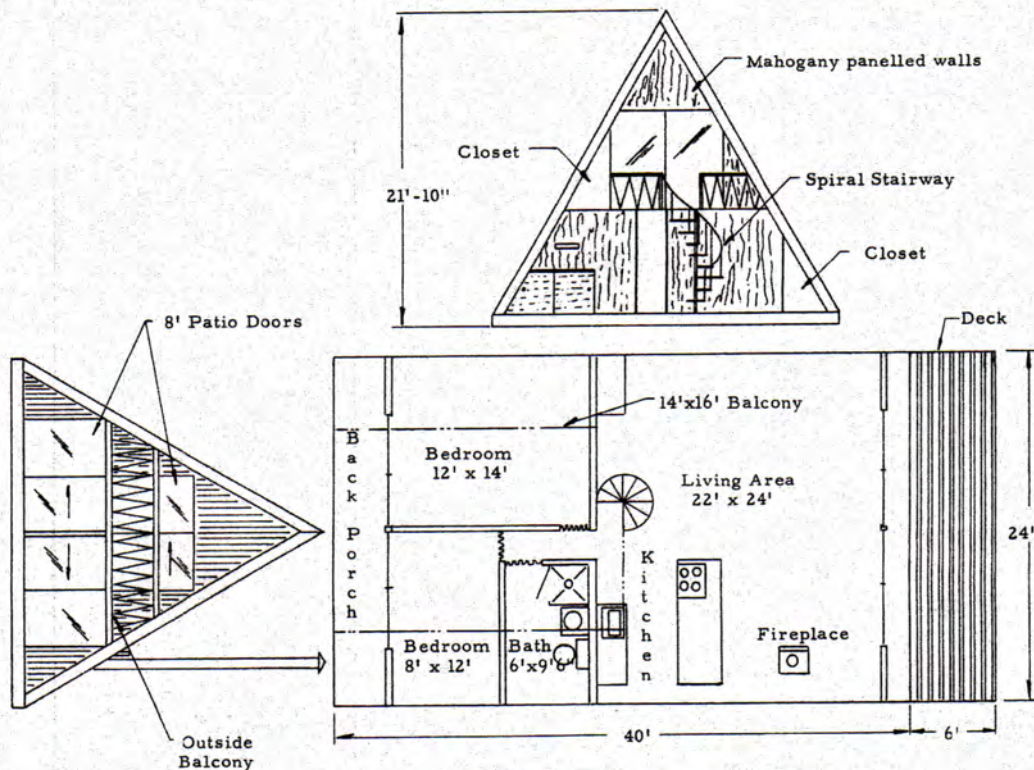
# THE CHATEAU

DELTA is proud to introduce the Chateau - the absolute ultimate in a vacation home. Larger than most homes, the Chateau embraces all of the features that the most discriminating buyer could possibly want. This palatial retreat is not offered in the Do-it-yourself kit, but instead is custom erected on your levelled site. This luxurious vacation home has all of the following features plus many others too numerous to mention:

- A full 24' x 40' in size - over 1370 square feet including balcony, porch and deck areas. Considerably larger than most cabins and some homes.
- Three bedrooms, bath, kitchen, and a 22' x 24' living - playing room.
- A 14' x 16' master balcony with spiral stairway and sliding glass patio door leading out onto an exterior balcony.
- A complete built-in electrical heating system with thermostatic and zone control for comfort and efficiency.
- A 3-piece bath with glass door shower, vanity and quality fixtures including lighted medicine cabinet, ventilation blower, heater, etc.
- 5 sliding glass patio doors complete with screens invite your views
- A kitchen with plastic-topped cabinets and breakfast bar, full-sized built-in range and oven, and large capacity water heater.
- A beautiful free-standing metal-type fireplace complete with flue. Your choice of color.
- Deluxe pre-finished mahogany paneling and trim on all interior walls.
- Multi-circuited electrical system with 200 Amp. capacity. Circuit breakers provide ample power and convenience.
- 6' x 24' slatted deck with full length bench.
- Rugged exposed beam and plywood construction.
- The Chateau will be erected on your levelled site for only \$4995. A 24' x 48' or a 24' x 56' version is available at \$5395 and \$5795 respectively. The Chateau is not available in kit form but is custom erected only.

## DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



| The Chateau      | 40' Lgth | 48' Lgth | 56' Lgth |
|------------------|----------|----------|----------|
| Area: Main Floor | 816      | 1008     | 1200     |
| Porch and Deck   | 344      | 344      | 344      |
| Balcony          | 210      | 210      | 210      |
| Living           | 1016     | 1208     | 1400     |
| Total            | 1370     | 1562     | 1754     |
| Erected Cost     | \$4995   | \$5395   | \$5795   |
| Per Square Foot  | \$3.64   | \$3.45   | \$3.31   |

(NOT AVAILABLE IN KIT FORM)



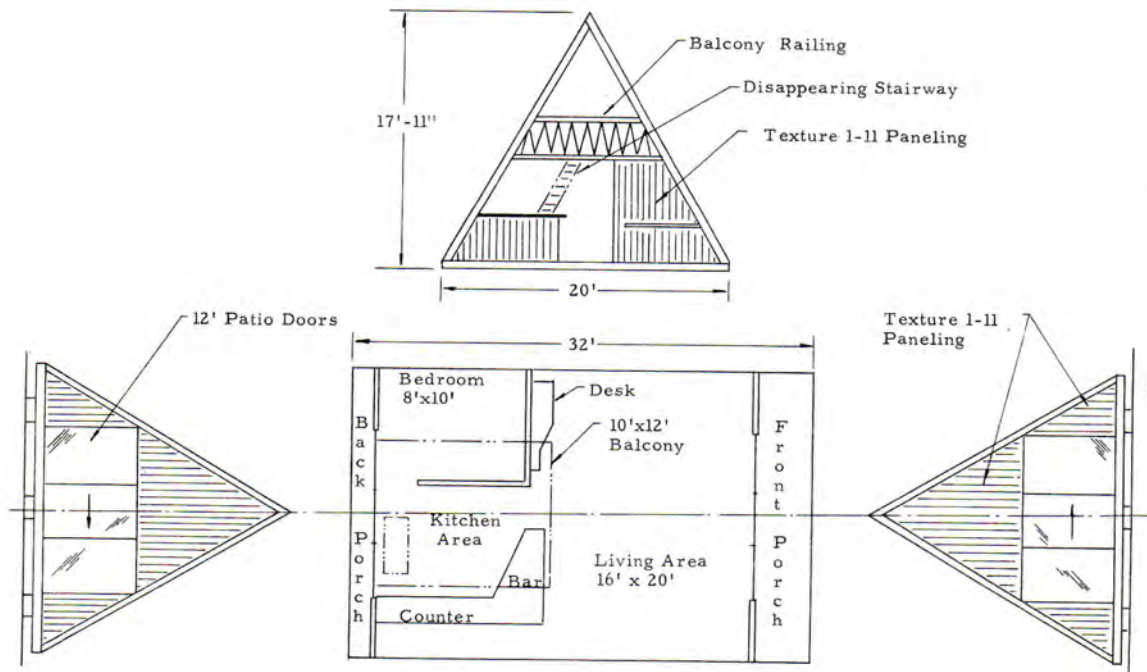
# THE CONTEMPORARY

The Contemporary is the perfect cabin kit for those who want the finest. This model has most of the wanted features offered in more expensive cabin kits and some features not found in any others. The Contemporary offers a maximum of room at the lowest possible cost! And styling - its name speaks for itself. Look at the listed features and compare anywhere - with anyone - and you will discover that DELTA kits are the ultimate in vacation homes.

- Main floor area of 640 squarefeet, including the twin covered porch areas.
- A 10' x 12' walk-in sleeping balcony complete with railing and disappearing stairway.
- An 8' x 10' bedroom partitioned off with the beautiful Texture 1-11 paneling.
- Built in breakfast bar and extra-long kitchen counter top over sliding door storage cabinets.
- Decorative and handy built-in desk area.
- Contemporary exterior styling with Texture 1-11 paneling and red cedar shingles.
- Huge 12-foot sliding patio doors in front and back - sliding screens, too!
- Top grade materials used throughout.
- All parts precision cut to length, angle, and size. Individually numbered for simplified assembly.
- Simplified foundation system eliminates costly poured concrete methods.
- Complete instructions are included so that even a beginner can easily erect it in a few weekends.
- Everything is furnished - no hidden optionals - no extras.
- Cost - \$1495 F.O.B. Broomfield, Colorado.
- An extended contemporary model (20' x 40') is available with the same features for \$1745 - less than \$1.90 per square foot!

## DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



| The Contemporary |                 | 32' Length | 40' Length |
|------------------|-----------------|------------|------------|
| Area:            | Main Floor      | 520        | 680        |
|                  | Porch           | 120        | 120        |
|                  | Balcony         | 120        | 120        |
|                  | Living          | 640        | 800        |
|                  | Total           | 760        | 920        |
| Cost:            |                 | \$1495     | \$1745     |
|                  | Per Square Foot | \$ 1.97    | \$ 1.90    |
|                  | Erection Fee    | \$475      | \$550      |



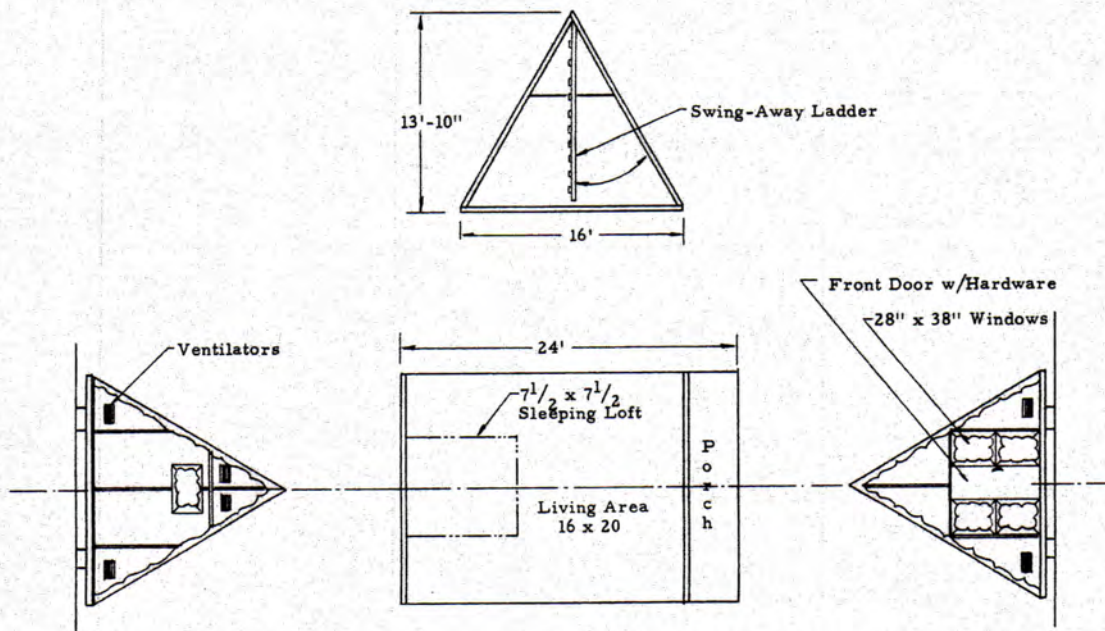
# THE ALPINE

The Alpine is a quaint cabin that is ideal for the fisherman, hunter, or skier. While compact in size, it is spacious enough for the small family to enjoy. The economical price of the Alpine makes it as attractive to those with even the most modest budgets -- and yet it does not sacrifice livability - space - and that DELTA styling. The effect of the beautiful red cedar shingled roof coupled with the gingerbread trim makes the Alpine look natural in any mountain setting. Dollar for dollar, it's the greatest buy in a mountain cabin kit! Just note these features --

- Floor space is 16' x 24' including a covered porch area
- Plus a practical sleeping loft for two - or more - with a swing-away ladder that children will enjoy
- Heavy weight and approved type construction materials used throughout
- Rugged stressed skin plywood panels go up fast and look attractive
- Five large windows each with Tyrolienne-type trim
- Six ventilators each with a cabinet door and positive lock provide adequate ventilation
- Complete with all fully engineered, precision-cut parts, each one numbered to permit rapid assembly
- Nothing is left out except the paint of your choice. Door, lock, glass, nails, bolts, everything you need is in the kit.
- Price of the Alpine -- \$795
- If you prefer something larger, then try the extended model (16' x 32'). It will provide 40% more usable ground floor area for only 25% more in price. At \$995, it is the lowest square foot cost of all DELTA kits and is probably less than half the cost of comparable cabins anywhere.

## DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



| The Alpine      |            | 24' length | 32' length |
|-----------------|------------|------------|------------|
| Area:           | Main Floor | 320        | 448        |
|                 | Porch      | 64         | 64         |
|                 | Loft       | 55         | 55         |
|                 | Living     | 375        | 503        |
|                 | Total      | 439        | 567        |
| Cost:           |            | \$795      | \$995      |
| Per Square Foot |            | \$1.82     | \$1.76     |
| Erection Fee    |            | \$350      | \$400      |

64D1



# THE VISTA

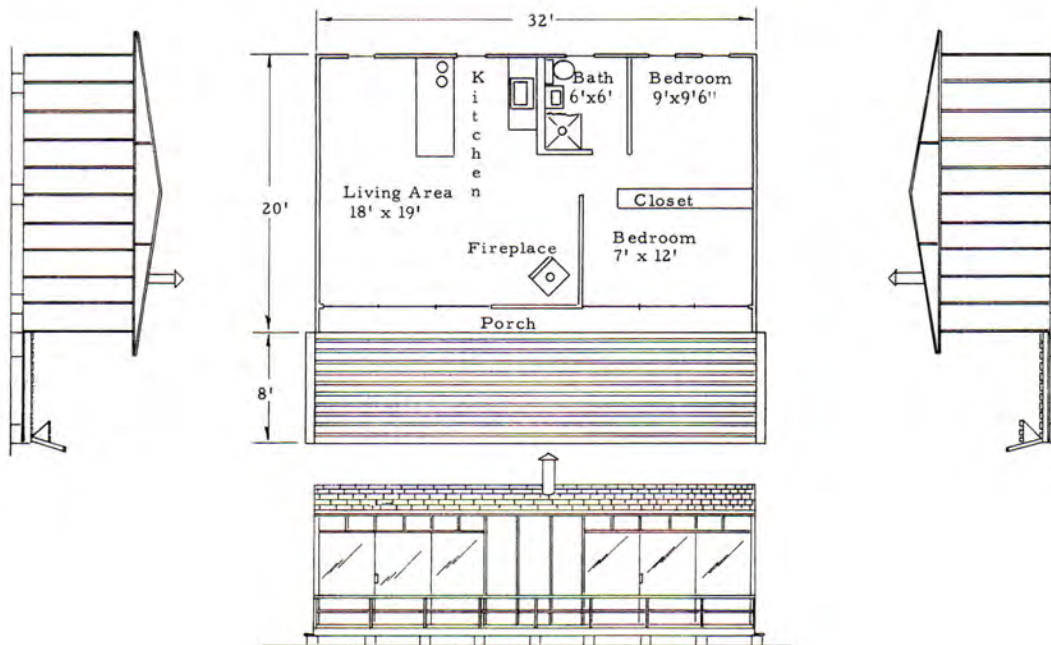
( NOT AVAILABLE IN KIT FORM)

For those who appreciate the more conventional styling, DELTA now offers the California inspired Vista. Here is a vacation home with clean, crisp lines - it's the compact among vacation homes, yet it doesn't sacrifice any of the conveniences found in your own home. The Vista is a full 5-room home and features a magnificent 24-foot wall of sliding glass patio doors leading to a h-u-g-e deck where you will enjoy entertaining your family and friends. For the utmost in leisure living and pride of ownership - step up to the Vista, a fully erected kit.

- Two bedrooms, bath, kitchen and living area neatly arranged in a 20'x 32' area.
- Two 12-foot sliding glass patio doors opening upon a 10' x32' porch and deck.
- California board and batten styling with five aluminum sliding windows.
- A truss supported gable roof featuring Certigrade quality red cedar shingles.
- Bath is complete with quality fixtures and accessories.
- kitchen is complete with sink, hot water heater, sliding- door cabinets and a convenient breakfast bar with a 2-unit built-in electric range.
- A complete electrical system is provided starting with the service box and including all wiring, boxes, outlets, covers, and even the fixtures.
- The heating system consists of a beautiful contemporary- styled free-standing fireplace, complete with a fully engineered flue system. For additional comfort, the kit contains two portable electric heaters for localized heating.
- The interior decor includes prefinished mahogany paneling on all walls and beautiful ceiling tile throughout.
- Additional appointments include a 10-foot storage wall and bi-fold doors.
- The Vista is fully erected on your levelled lot by DELTA'S experienced crews- ready to hook-up to your water and sewer system.
- The Vista costs a modest \$3395 fully erected. A 20' x 40' version is only \$3795.

## DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



| The Vista        | 32' Length | 40' Length |
|------------------|------------|------------|
| Area: Main Floor | 587        | 734        |
| Porch            | 53         | 66         |
| Deck             | 256        | 320        |
| Total            | 896        | 1120       |
| Erected Cost     | \$3395     | \$3795     |
| Per Square Foot  | \$3.79     | \$3.39     |

(NOT AVAILABLE IN KIT FORM)



# THE DUO-VILLA

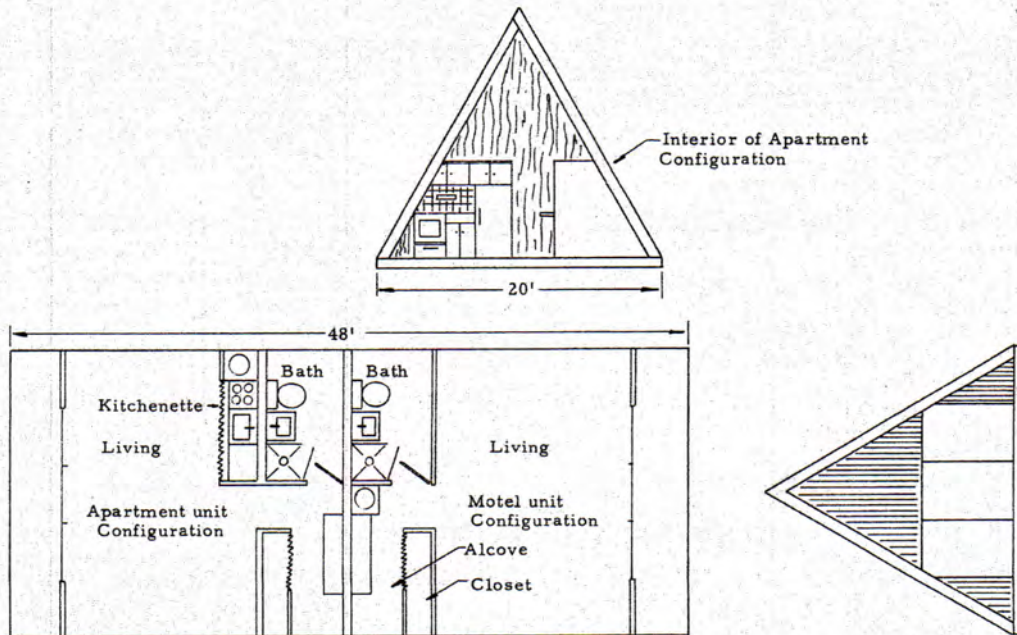
( NOT AVAILABLE IN KIT FORM)

The Duo-Villa, the apartment with that DELTA A-frame flair, is perfect for the senior citizen, the just married couple or even the playboy types. The Duo-Villa offers all of the conveniences and privacy of the vacation home with little of the expense and almost none of the upkeep. It is available in either two revenue-producing motel-units or in the two apartment styled units complete with kitchenettes. The Duo-Villa is custom-erected on your levelled site and includes the following features:

- Two complete but separate units in a 20' x 48' A-frame structure.
- Each unit is complete with the following:
  - 3 piece bath including glass door shower, plastic topped vanity, heater, fan, wall and floor tile, huge mirror or cabinet, and quality fixtures.
  - Built-in electrical heaters with thermostatic control and forced convection.
  - 3" thick roof and wall insulation for comfort and fuel economy
  - Beautiful mahogany paneling and trim on all interior walls
  - Rugged exposed beam ceiling provides dramatic cathedral effect
  - Convenient dressing alcove with plastic-topped vanity shelf
  - Ample clothes space in room divider storage wall
  - Common wall is sound-proofed for individual privacy
  - Huge 12 foot sliding glass doors open on to covered porch area
- Apartment-type units have separate electrical, heating, hot water, and drainage systems. Motel-type units have common systems except heating.
- Each apartment unit is equipped with a compact hide-a-way kitchenette featuring a sink, range, oven, broiler, refrigerator and cabinets.
- The fully-erected Duo-Villa costs a modest \$4995 in the motel-unit model and only \$5995 in the apartment unit model. The rent from just one unit will pay for the entire Duo-Villa.

## DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



| The Duo-Villa         |            | 48' Length |
|-----------------------|------------|------------|
| Area:                 | Main Floor | 800        |
|                       | Porches    | 160        |
|                       | Each Unit  | 480        |
|                       | Total      | 960        |
| Erected Cost (Motel)  |            | \$4995     |
| Per Square Foot       |            | \$5.14     |
| Erected Cost (Aptmt.) |            | \$5995     |
| Per Square Foot       |            | \$6.24     |

( NOT AVAILABLE IN KIT FORM)



## ADDITIONAL INFORMATION

Substitutions

In an effort to standardize production and to maintain a high-quality product at an economical cost, DELTA has established the policy of not encouraging substitutions, additions, or deviations from its standard kits. DELTA will, however, subtract any portion of the kit not desired and will adjust the sales price accordingly. In addition, DELTA will allow the customer to order additional uncut building materials normally carried in stock at DELTA's net cost, provided such materials are delivered at the same time the kit is delivered.

Transportation

All DELTA vacation home kits are F.O.B. factory, located at Broomfield, Colorado. DELTA will arrange for delivery to your site at the rate of \$.45 per mile (each way) per truckload. All kits, except the Chalet can generally be loaded on a single truck. The kits will be unloaded at the closest location limited by truck travel. Labor incurred over and above normal delivery techniques will be charged at the rate of \$3.00 per man-hour. If the customer desires to transport his own kit, he is welcome to do so; however, a minimum of a 2-ton, 18-foot bed truck (van or high-side stake) is required and the customer assumes all shipping risks. Transportation costs on Vista, Chateau and Duo-Villa are included in their selling prices. A limit of 200 road miles is placed on the three models noted. Over the limit of 200 miles, a rate of \$2.00 per one-way mile applies.

Erection

The noted erection costs are based on erection of the kit on the customer's levelled lot or prepared foundation. In addition, various stages of erection as well as special foundations are available. Contact DELTA for specific services and costs. Erection costs on Vista, Chateau and Duo-Villa are included in their selling prices.

Prices

All kit prices are subject to applicable sales taxes. Likewise, all prices, designs and specifications are subject to change without notice. Quantity discounts apply to single parties who purchase more than one kit or erected home at the same time. Write DELTA for the discount schedule and conditions.

TERMS

All kit sales are C.O.D. with 10% deposit at time of order. Please allow one to two weeks for delivery. Transportation costs are due upon delivery and erection costs are due upon completion. Fully erected homes are payable at 10% at time of order, 30% upon delivery, 30% upon shell completion and 30% upon completion.

Optionals

At the request of customers, DELTA is now offering the following optional accessories at the noted prices:

Insulation Kits (3" Fiberglass)

|                                 | Roof  |           | Floor |             | Wall |             |
|---------------------------------|-------|-----------|-------|-------------|------|-------------|
|                                 | Kit   | Installed | Kit   | * Installed | Kit  | Installed** |
| 16 x 24 Alpine                  | \$156 | \$242     | \$24  | \$73        | --   | N.A.        |
| 16 x 32 Alpine                  | 210   | 325       | 33    | 102         | --   | N.A.        |
| 20 x 32 Contemporary            | 244   | 377       | 38    | 124         | --   | \$ 85       |
| 20 x 40 Contemporary            | 310   | 480       | 50    | 159         | --   | 85          |
| 20 x 40 Chalet                  | 310   | 480       | 50    | 168         | --   | 85          |
| 20 x 48 Chalet                  | 377   | 584       | 62    | 205         | --   | 85          |
| 20 x 32 Vista                   | ---   | 62        | --    | 132         | --   | 55          |
| 20 x 40 Vista                   | ---   | 88        | --    | 178         | --   | 66          |
| 24 x 40 Chateau                 | ---   | 572       | --    | 197         | --   | 121         |
| 24 x 48 Chateau                 | ---   | 696       | --    | 240         | --   | 121         |
| 24 x 56 Chateau                 | ---   | 820       | --    | 276         | --   | 121         |
| 20 x 48 Duo-Villa (Both Styles) | ---   | Free      | --    | 205         | --   | Free        |

\* Includes floor skirts or boxed-in floor joists

\*\* Includes 1/4" mahogany paneling

Free Span Balcony Extension kits for A-frames (per 8-foot length)

|  | Kit     | Installed |         |
|--|---------|-----------|---------|
| Alpine                                       | \$23.04 | \$31.00   |         |
| Contemporary                                 | 29.38   | 39.00     |         |
| Chalet                                       | 34.38   | 49.00     |         |
| Chateau                                      | -----   | 51.00     |         |
| 10 x 16 Chalet Balcony in Contemporary Cabin | 21.46   | 10.00     | (Extra) |

Fireplace System (will fit all vacation homes)

|             |              | Kit     | Installed |
|-------------|--------------|---------|-----------|
| Fireplace   | Black        | \$99.50 | ---       |
|             | Color        | 124.50  | ---       |
| Flue System | Alpine       | 37.38   | \$ 55.00  |
|             | Contemporary | 44.94   | 65.00     |

# DELTA

J. G. CONNELLY 415 SO. 43RD BOULDER, COLO. HI 2-1621  
L. R. STOECKER 2651 VALLEY VIEW DR. DENVER, COLO. HA 9-2732



ADDITIONAL INFORMATION CONT'D

Plastic Bubbles for Roof

|           | Kit     | Installed |
|-----------|---------|-----------|
| 19' x 19' | \$29.71 | \$40.00   |

Aluminum Window Kits with Screen

|                         | Kit     | Installed |            |       |
|-------------------------|---------|-----------|------------|-------|
| 2' x 2'                 | \$15.45 | \$21.00   | Storm Unit | 10.80 |
| 2' x 3' or 3' x 2'      | 19.15   | 24.00     | Storm Unit | 14.00 |
| 3' x 3'                 | 21.90   | 27.00     | Storm Unit | 17.00 |
| Other sizes on request. |         |           |            |       |

Thermopane Sliding Glass Patio Door

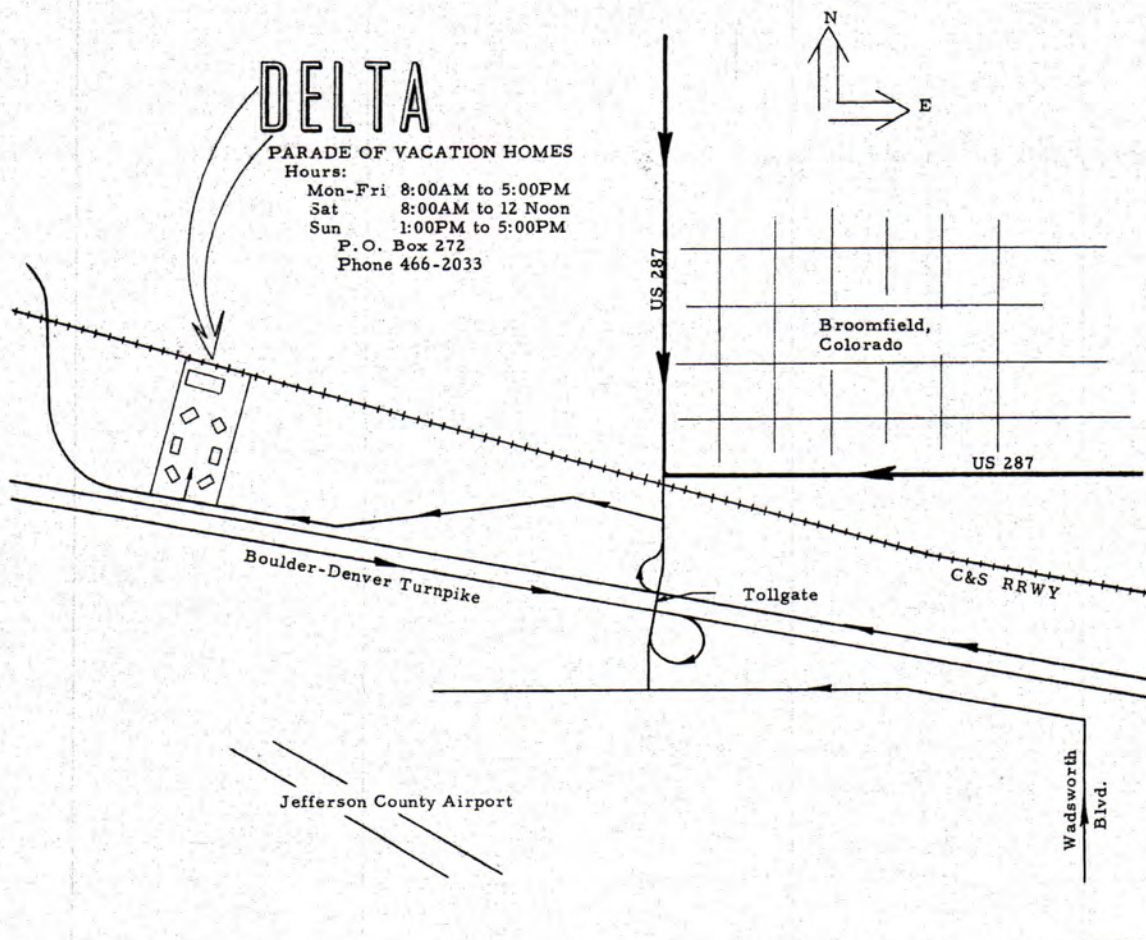
|             |                      |
|-------------|----------------------|
| 6'-8" x 8'  | \$95.00 extra (each) |
| 6'-8" x 12' | 134.00 extra (each)  |

Pre-Finished Mahogany Closet Kits

| Kit     | Installed |
|---------|-----------|
| \$22.18 | \$30.00   |

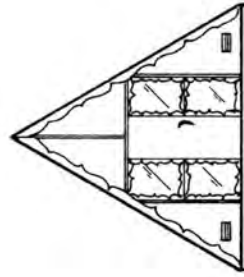
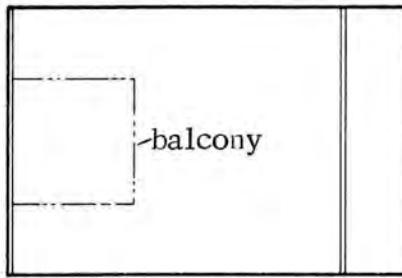
Guarantee

DELTA guarantees the quantity and quality of all materials in the vacation home kits as stated in the instruction booklet. Shortages and defective material will be promptly replaced. DELTA cannot and does not guarantee the home erected by others due to circumstances beyond DELTA's control. DELTA does, however, guarantee the workmanship of all homes erected by their crews.



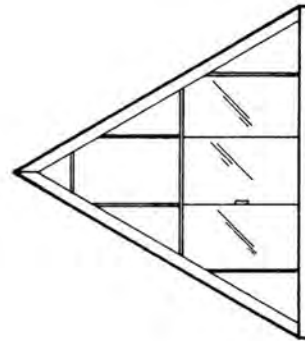
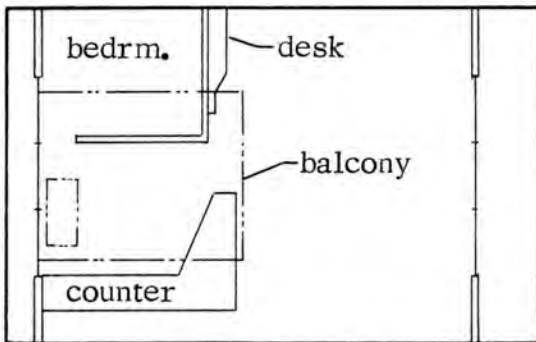


# 1963 Delta Vacation Homes Price Sheet



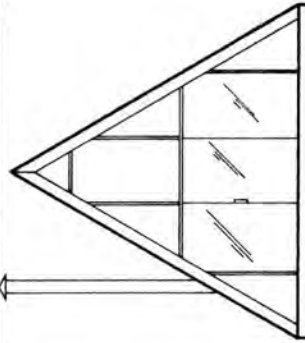
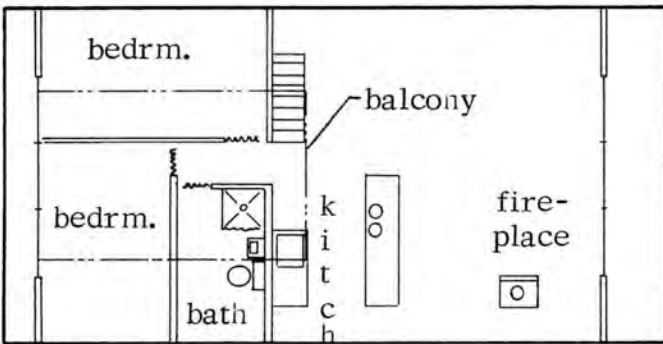
## ALPINE

|             | 24'    | 32'    |
|-------------|--------|--------|
| Main floor  | 320    | 448    |
| Porch       | 64     | 64     |
| Loft        | 55     | 55     |
| Living      | 375    | 503    |
| Total       | 439    | 567    |
| Cost        | \$795  | \$995  |
| Per sq. ft. | \$1.82 | \$1.76 |



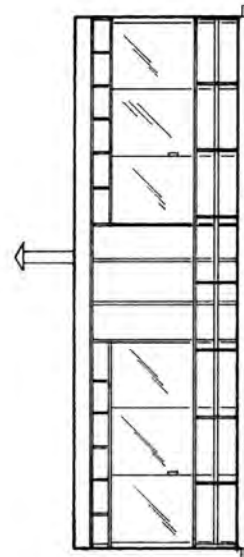
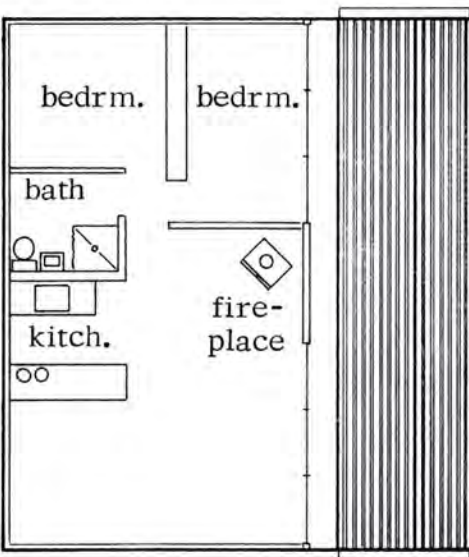
## CONTEMPORARY

|             | 32'    | 40'    |
|-------------|--------|--------|
| Main floor  | 520    | 680    |
| Porches     | 120    | 120    |
| Balcony     | 120    | 120    |
| Living      | 640    | 800    |
| Total       | 760    | 920    |
| Cost        | \$1495 | \$1745 |
| Per sq. ft. | \$1.97 | \$1.90 |



## CHALET

|             | 40'    | 48'    |
|-------------|--------|--------|
| Main floor  | 680    | 840    |
| Porches     | 120    | 120    |
| Balcony     | 160    | 160    |
| Living      | 840    | 1000   |
| Total       | 960    | 1120   |
| Cost        | \$2495 | \$2745 |
| Per sq. ft. | \$2.60 | \$2.45 |



## VISTA

|             | 32'    | 40'    |
|-------------|--------|--------|
| Main floor  | 587    | 734    |
| Porch       | 53     | 66     |
| Deck        | 256    | 320    |
| Total       | 896    | 1120   |
| Cost        | \$2295 | \$2570 |
| Per sq. ft. | \$2.56 | \$2.29 |

Optional:  
Truss Supported  
Cedar Shingled  
Gabled Roof  
Extra \$80 \$100

Scale 3/32" = 1 ft.

For more information about DELTA vacation homes, call today -

J. G. Connelly, 415 South 43rd Street, Boulder, Colorado, Hillcrest 2-1621

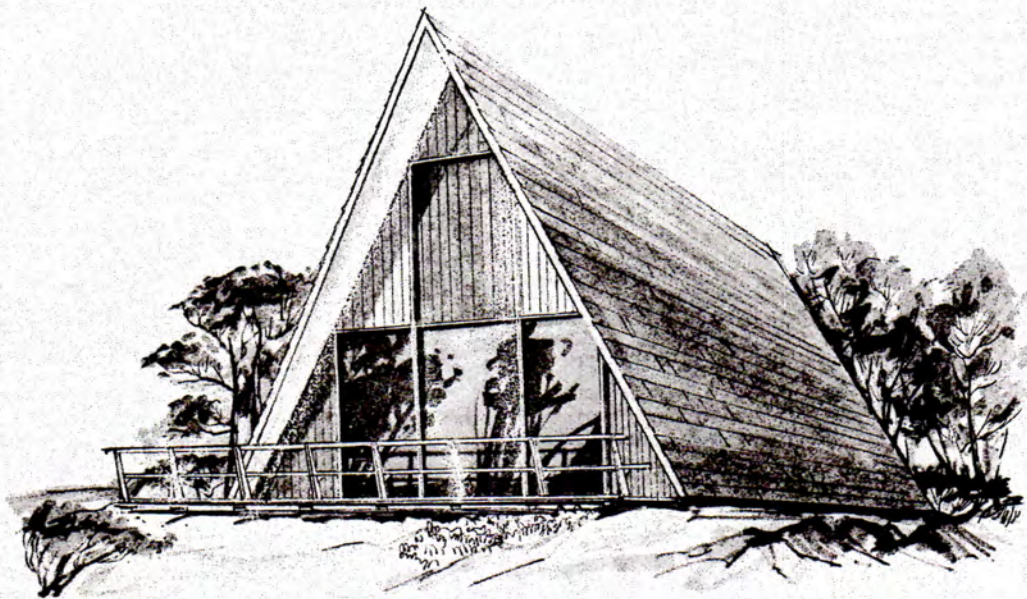
L. R. Stoecker, 2651 Valley View Drive, Denver, Colorado, HARRISON 9-2732



1967

# DELTA VACATION HOMES, INC.

IMAGINEERED  
VACATION HOMES



PRESENTS  
A PREVIEW OF FINE VACATION HOMES  
FOR YOU !

67D1



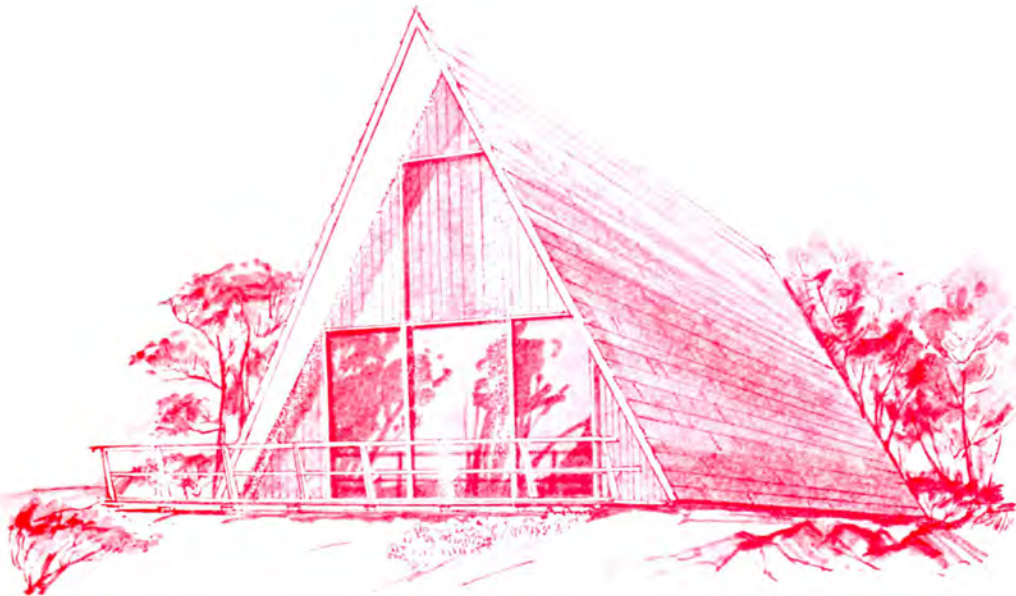
1968

1968

DELTA

VACATION HOMES, INC.

IMAGINEERED  
VACATION HOMES



PRESENTS  
A PREVIEW OF FINE VACATION HOMES  
FOR YOU!

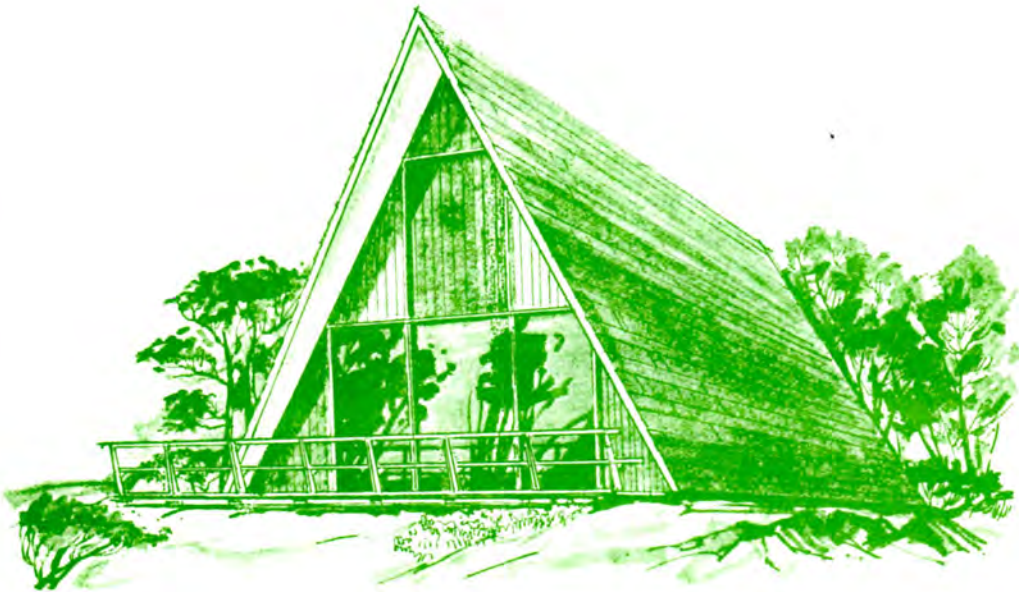
68D1



*HOLDING VACATION HOMES  
1969*

# DELTA VACATION HOMES, INC.

IMAGINEERED  
VACATION HOMES



PRESENTS  
A PREVIEW OF FINE VACATION HOMES  
FOR YOU!

69D1



## 1972 Delta Vacation Homes Price List

Dear Friend,

Enclosed is a 1972 price list for our current vacation home models that are described in our 1971 sales brochure. As you may have noticed, we have been forced to increase our prices due to extremely large price increases in the lumber products that we purchase. As an example, 2x4 lumber has increased in price more than 38% from January 1, 1971 to this date, and other wood items have seen similar increases. As a result, a portion of these increases must be passed on to the ultimate user, regrettable as it may be. Despite this action, we still feel that a Delta home offers the maximum in livability and comfort for the dollar invested. While our 1972 models are essentially the same as our 1971 models we have made some changes that will enhance the homes. This year we will be using tempered thermal insulated glass in all of our glass patio doors. In addition, we are increasing the size of the electrical service in our electrically heated models to 150 amp. capacity. If you would like us to build your vacation home this year, we urge you to contact us as soon as possible so that you can get on our building schedule. We are planning to do several in-house projects that will occupy a good portion of our building schedule and as such we plan to take only a limited number of customer site building jobs.

| CHATEAU<br>Size & Model | BASIC 40 | 44   |      | 48    |       | 52    |       | 56    |       | 60    |       |
|-------------------------|----------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|
|                         |          | F    | B    | F     | B     | F     | B     | F     | B     | F     | B     |
| Complete Home           | \$ 9220  | 9580 | 9680 | 10030 | 10050 | 10370 | 10455 | 10715 | 10800 | 11145 | 11175 |
| Shell Home              | \$ 4220  | 4490 |      | 4770  |       | 5025  |       | 5275  |       | 5560  |       |
| Shell Kit               | \$ 3365  | 3575 |      | 3795  |       | 4000  |       | 4195  |       | 4420  |       |

| CHALET<br>Size & Model | BASIC 36 | 40   |      | 44   |      | 48   |      | 52   |      |
|------------------------|----------|------|------|------|------|------|------|------|------|
|                        |          | F    | B    | F    | B    | F    | B    | F    | B    |
| Complete Home          | \$ 6705  | 6990 | 7005 | 7230 | 7350 | 7585 | 7680 | 7945 | 7970 |
| Shell Home             | \$ 3010  | 3210 |      | 3390 |      | 3585 |      | 3785 |      |
| Shell Kit              | \$ 2400  | 2555 |      | 2695 |      | 2850 |      | 3005 |      |

| SUPER-VISTA<br>Size & Model | BASIC 32 | 36   |      | 40   |      | 44   |      | 48    |       | 52R          |
|-----------------------------|----------|------|------|------|------|------|------|-------|-------|--------------|
|                             |          | L    | R    | L    | R    | L    | R    | L     | R     | R Model only |
| Complete Home               | \$ 8150  | 8545 | 8545 | 8995 | 8985 | 9890 | 9440 | 10525 | 10245 | 10915        |
| Shell Home                  | \$ 3930  | 4220 |      | 4550 |      | 4835 |      | 5245  |       | 5620         |
| Shell Kit                   | \$ 3140  | 3375 |      | 3635 |      | 3900 |      | 4190  |       | 4490         |

| VISTA<br>Size & Model | BASIC 32 | 36   |      | 40   |      | 44   |      | 48   |      | 52R          |
|-----------------------|----------|------|------|------|------|------|------|------|------|--------------|
|                       |          | L    | R    | L    | R    | L    | R    | L    | R    | R Model only |
| Complete Home         | \$ 6790  | 7210 | 7165 | 7595 | 7595 | 8370 | 7955 | 9000 | 8745 | 9370         |
| Shell Home            | \$ 3440  | 3700 |      | 3950 |      | 4210 |      | 4550 |      | 4865         |
| Shell Kit             | \$ 2755  | 2960 |      | 3165 |      | 3365 |      | 3645 |      | 3890         |



1973

# DELTA VACATION HOMES, INC.

P. O. BOX 272, BROOMFIELD, COLORADO — 466-2033

April 1, 1973

Greetings-

It is with regret that we have to announce a price increase, being effective this date, on all of our vacation homes described in our 1973 sales brochure.

Our 1973 sales brochure was made up in early January during the period of the Phase II price controls, and our prices were based on material costs at that point in time. However, on January 12, 1973, the Federal government lifted the Phase II controls and almost immediately the cost of lumber and lumber products increased at almost unheard of rates. As an example:

The mill price of Douglas fir 2" x 4" framing lumber went from \$ 127/M on Jan. 12 to \$ 185/M on Feb. 16 for an increase of almost 46%. By March 16, the price increased even farther up to \$ 192/M for an overall increase of some 51% over Phase II prices.

At the same time, the price of 3/8" standard fir plywood went from \$ 105/M on Jan. 12 to \$ 162/M on Feb. 16 resulting in an increase of more than 54% in less than 5 weeks time.

In prior years, Delta has tried to live with material price fluctuations throughout the year and simply absorb the increases ourselves, always keeping our vacation home prices fixed for the entire calendar year as shown in our sales brochure. Unfortunately, these new price increases resulting from the removal of the Phase II controls is far more than we can be expected to absorb within our existing pricing structure.

Thus, it is with regret and concern that from this date forward, we will have to raise our vacation home prices to cope with this situation. Rather than redo our entire sales brochure, we are going to simply apply a so-called surcharge to all of our buildings (kit or erected) based on the sum of the areas of the floor and deck. This surcharge will be 42¢ for each square foot involved. Thus, on a typical 20' x 40' Chalet home with the standard 8' x 20' deck, the combined areas will equal 960 square feet and as a result the surcharge for this particular building will be \$ 403.20.

All other prices of the optional items shown in our 1973 sales brochure remain as is with the exception of the deck extensions which will be adjusted in the above noted surcharge.

Needless to say, we are extremely sorry that this must take place, but under the circumstances, there appears no other solution.



L.R. Stoecker, President

Delta Vacation Homes, Inc.

1973

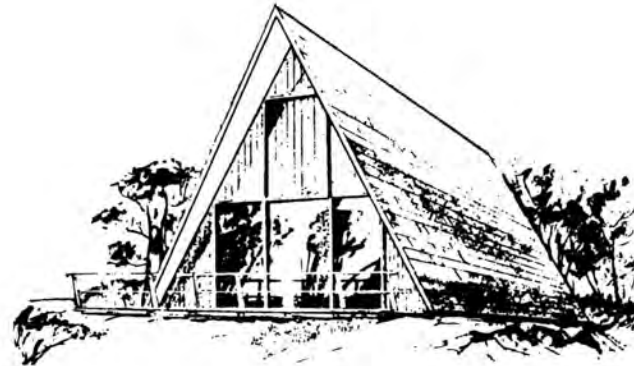




DELTA

VACATION HOMES, INC.

P. O. BOX 272, BROOMFIELD, COLORADO — 466-2033



**presents .....**

**imagineered a-frames**

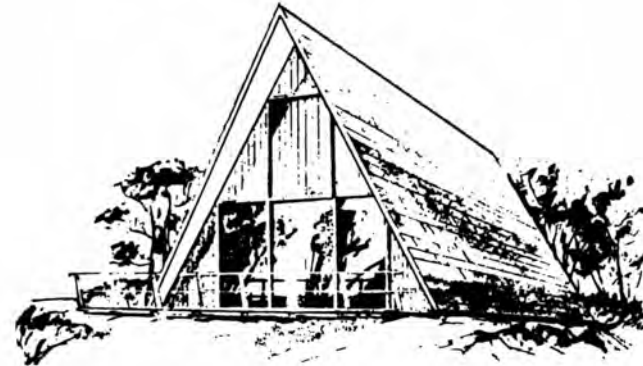
**for the now generation**



**THE WINNERS  
IN 1981**

DELTA VACATION HOMES, INC.

P. O. BOX 272, BROOMFIELD, COLORADO — 466-2033



**present .....**

**imagineered a-frames**

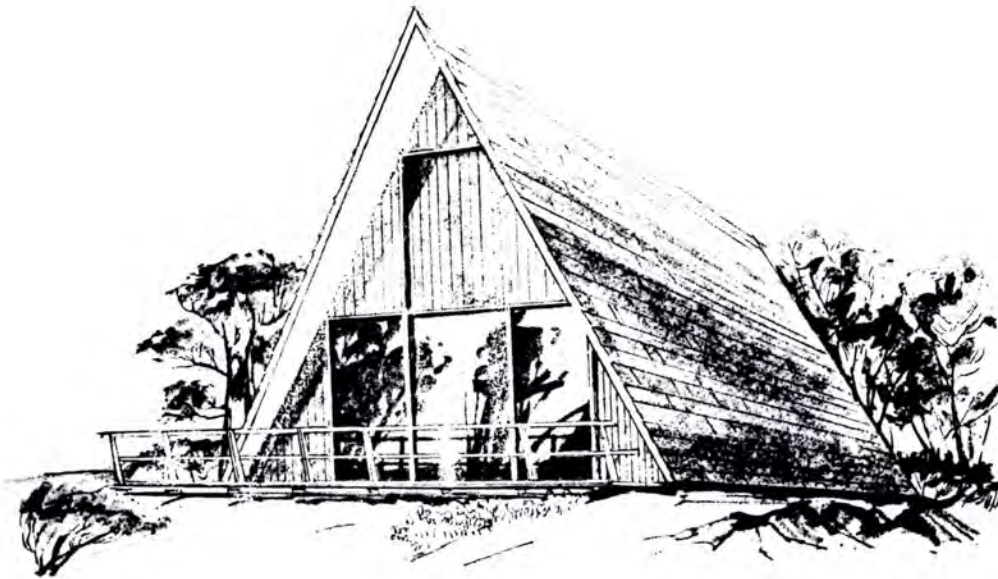
**for the now generation**



A-Frame Specialists  
since 1959

DELTA VACATION HOMES, INC.

P.O. BOX 272 • BROOMFIELD, COLORADO • 303-466-2033



**The #1  
Manufacturer and Builder  
of A-Frame homes for  
recreational and year'round living**



# WORKSHEET

[illegible]



# INFORMATION

## PRICES

- All Delta homes and optional items are priced FOB Broomfield, Colorado. See Transportation.
- All material packages, pre-cut kits, export kits, and optional items are subject to applicable sales taxes.
- All prices, designs, and detailed specifications are subject to change without notice.

## TRANSPORTATION

- Material packages and pre-cut kits:
  - (1) models with a floor/deck perimeter up to 158' maximum are assessed a flat rate of \$56.00 plus \$2.78 per loaded mile.
  - (2) models with a floor/deck perimeter exceeding 158' are assessed a flat rate of \$94.00 plus \$5.55 per loaded mile.
- Erected shell homes:
  - (1) models with a floor/deck perimeter up to 158' maximum are assessed a flat rate of \$55.00 plus \$4.48 per loaded mile.
  - (2) models with a floor/deck perimeter exceeding 158' are assessed a flat rate of \$91.00 plus \$6.93 per loaded mile.

A loaded mile is measured along the shortest time truck route.

Homes built by Delta's construction crews must be shipped by Delta. All materials will be unloaded at the closest point accessible by truck. All labor incurred over and above normal delivery techniques is chargeable to the purchaser at the rate of \$11.00 per manhour.

- Optional items: all optional items are assessed at 3% of the option price.
- Export kits: transportation of export kits to destinations outside of Colorado is available via common carrier on a freight collect basis.
- Material packages, pre-cut kits, and export kits can be transported by the purchaser at his option. A 2 ton, 20' van-type truck is required to haul the load and the purchaser, of course, assumes all shipping risks.

## DISCOUNTS

- Early Order Discount - to facilitate our scheduling and production Delta offers a 3% discount if:
  - (1) the order is placed prior to March 1st, and
  - (2) delivery or pick-up is completed, or your foundation is ready to build upon, no later than June 15th of the same calendar year.
- Advanced Booking Discount - Delta offers current prices for buildings to be delivered in the following year if:
  - (1) deposit requirements are met, and
  - (2) delivery or pick-up is completed, or your foundation is ready to build upon, no later than May 15th of that following year.
- Quantity Discount - contact Delta as to discounts for multiple units.

All discounts apply only to the shell building and not to optional items, transportation charges, or sales taxes.

## PAYMENT: TERMS AND CONDITIONS

- Material packages, pre-cut kits, and export kits - a 20% deposit is required at the time the order is placed with the remaining 80% due at pick-up or delivery.
- Erected home - a 20% deposit is required at the time the order is placed, 30% at the first delivery, and 50% upon completion of the building.

All deposits made with Delta are fully refundable up to 30 days prior to the scheduled shipping or starting date providing all of the drawings and specifications are returned to Delta.

All payments are due within 15 days of the statement date. All delinquent payments will be charged interest at 18% (APR). Also any deficiency between the actual deposit and the required deposit will be charged interest at 18% (APR) from the date of the deposit until such time the deficiency is eliminated.



# INFORMATION

## ADDITIONAL CHARGES

- An additional charge of \$1.15 per inch will be levied for foundations whose total height above the working ground level exceed 192" when measured at the four corners of the foundation.
- Additional sets of working drawings that may be required by local building officials or lending institutions can be obtained from Delta at \$15.00 per set.

## BUILDING SCHEDULE

Delta's building schedule is established in a chronological order based on the time of the deposit. Deposits should be placed far enough in advance to assure a desired shipping or completion date. Early deposits may also qualify the purchaser for a discount.

Delta only constructs homes during the summer months and only in the state of Colorado. Homes originally scheduled for the current building season are subject to postponement, at Delta's discretion, until the following season if the foundation is not completed by August 1st.

Material packages, pre-cut kits, and export kits are available throughout the year.

## BUILDING CODES

Delta homes are designed and built in general agreement with the Uniform Building Code. Building plans must be submitted to the local building department and checked to determine their compliance with local building codes. The cost of any changes or modifications to the basic plans or specifications must be borne by the purchaser, not Delta. In addition, the purchaser is responsible for communicating to Delta the precise nature of any changes and/or modifications in advance of construction.

## LIABILITY

Delta employees are covered by a general liability insurance policy and by Colorado Workman's Compensation Insurance. As a result, Delta retains full responsibility for the safety and protection of the building materials and home while it is being built. The purchaser's liability begins, in the case of a material package, pre-cut kit, or export kit, when the building materials leave Delta's premises if transported by the purchaser, or when the materials are deposited at the building site if transported by Delta. With respect to homes built by Delta's construction crews, the purchaser's liability begins upon completion of the shell building and options and the purchaser accepts the keys to the building. The purchaser should make arrangements with an insurance company in order that protection is provided when it is required. Delta assumes no liability for any cause for persons erecting a Delta kit or materials package

## WARRANTY

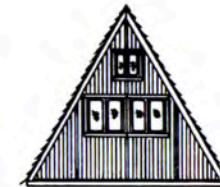
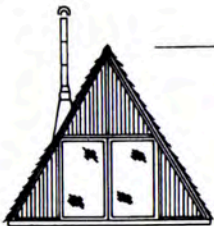
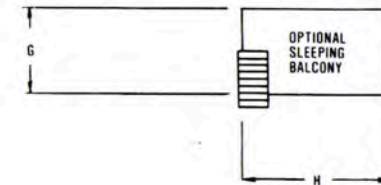
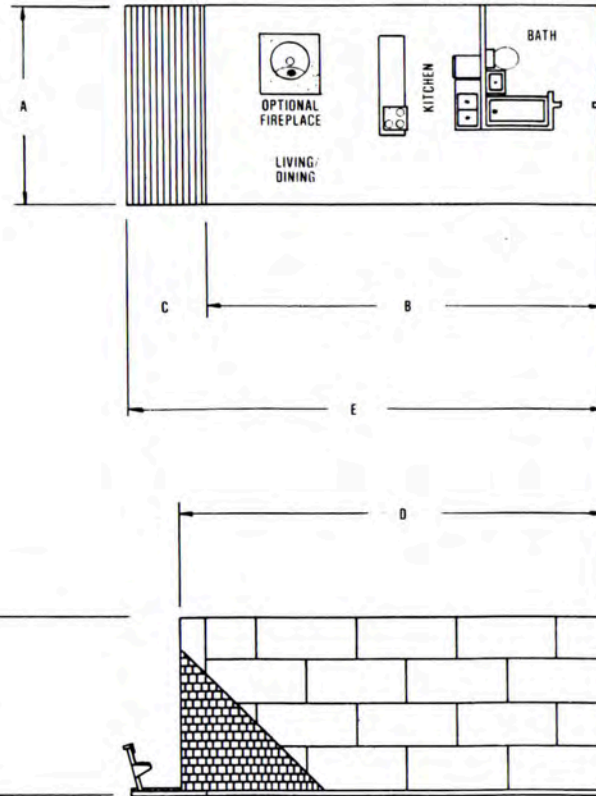
Delta guarantees the homes erected by its crews for materials and workmanship for a period of one year after the actual starting date. This is a limited warranty, as defined by federal regulations, and does not include glass breakage or any other casualty loss that normally would be covered by a typical homeowners insurance policy. This warranty is null and void if the terms and conditions of payment are not met in full.



# ALPINE

The Alpine is ideal for the couple seeking a modest week-end retreat. Its capabilities include:

**16' x 24' — 40'**  
**2 Levels**  
**1 Bedroom**  
**Full Bath**  
**Kitchen**  
**Dining/Living Room**



**DELTA** VACATION HOMES, INC.  
 P. O. BOX 272, BROOMFIELD, COLORADO 80020 — 468-2033

| MODEL SIZE | DIMENSIONS |     |    |     |     |        |       |     | SQUARE FEET |       |      |              |
|------------|------------|-----|----|-----|-----|--------|-------|-----|-------------|-------|------|--------------|
|            | A          | B   | C  | D   | E   | F      | G     | H   | DECK        | FLOOR | LOFT | LIVING SPACE |
| 24         | 16'        | 24' | 6' | 26' | 30' | 14'-3" | 6'-8" | 12' | 96          | 384   | 80   | 464          |
| 28         | 16'        | 28' | 6' | 30' | 34' | 14'-3" | 6'-8" | 12' | 96          | 448   | 80   | 528          |
| 32         | 16'        | 32' | 6' | 34' | 38' | 14'-3" | 6'-8" | 16' | 96          | 512   | 106  | 618          |
| 36         | 16'        | 36' | 6' | 38' | 42' | 14'-3" | 6'-8" | 20' | 96          | 576   | 133  | 709          |
| 40         | 16'        | 40' | 6' | 42' | 46' | 14'-3" | 6'-8" | 20' | 96          | 640   | 133  | 773          |



## OPTIONAL ITEMS

| OPTIONAL ITEM DESCRIPTION  | ALPINE |       | CHALET |       | CHATEAU |       | SAVOY |       |
|--|--------|-------|--------|-------|---------|-------|-------|-------|
|  | KIT    | LABOR | KIT    | LABOR | KIT     | LABOR | KIT   | LABOR |
| DECK STAIRWAY - FIRST 3 STEPS ARE INCLUDED WITH SHELL — PRICE FOR EACH ADDITIONAL STEP             | \$9    | \$3   | \$9    | \$3   | \$9     | \$3   | \$9   | \$3   |
| 2' AFT ROOF OVERHANG - IDENTICAL TO FORWARD EVE - REQUIRES AFT DECK                                | 149    | 40    | 186    | 50    | 237     | 64    | 291   | 79    |
| SERVICE DOOR IN AFT WALL - 36"x84" WITH KEYLOCK AND 3 STEP STAIRWAY - NO SCREEN DOOR               | 84     | 20    | 104    | 28    | 129     | 38    | 133   | 39    |
| SLIDING GLASS DOOR IN LOWER AFT WALL - 6' ALPINE, 8' CHALET, 6' CHATEAU, 8' SAVOY                  | 162    | 40    | 241    | 60    | 241     | 59    | 346   | 85    |
| SLIDING GLASS DOOR IN UPPER AFT WALL - 6' IN CHATEAU, 8' IN SAVOY                                  | N/A    | N/A   | N/A    | N/A   | 298     | 65    | 415   | 91    |
| PICTURE WINDOW IN FORWARD WALL - 46"x72" CHALET, 46"x76" CHATEAU, 2— 46"x76" SAVOY                 | N/A    | N/A   | 133    | 40    | 129     | 40    | 242   | 75    |
| ROOF SKYLITE - 46"x76" WITH METAL FLASHINGS, TEMPERED AND INSULATED GLASS                          | 200    | 62    | 200    | 62    | 200     | 62    | 200   | 62    |
| ELECTRICAL SERVICE ENTRANCE PKG. - 100 AMP, 240 VOLT WITH OVERHEAD MAST AND MAIN BREAKER           | 184    | N/A   | 184    | N/A   | 184     | N/A   | 184   | N/A   |
| ELECTRICAL SERVICE ENTRANCE PKG. - 150 AMP, 240 VOLT WITH OVERHEAD MAST AND MAIN BREAKER           | 261    | N/A   | 261    | N/A   | 261     | N/A   | 261   | N/A   |
| ELECTRICAL WIRING PKG. - ROUGH INTERIOR WIRING WITH BREAKERS, BOXES AND WIRE ONLY                  | 155    | N/A   | 185    | N/A   | 200     | N/A   | 215   | N/A   |
| ELECTRIC RANGE CIRCUIT PKG. - 40 AMP, 240 VOLT WITH BREAKER, JUNCTION BOX, AND WIRE                | 42     | N/A   | 42     | N/A   | 42      | N/A   | 42    | N/A   |
| ELECTRIC HOT WATER HEATER CIRCUIT PKG. - 30 AMP, 240 VOLT WITH BREAKER, JUNCTION BOX, AND WIRE     | 29     | N/A   | 29     | N/A   | 29      | N/A   | 29    | N/A   |
| WATER PUMP CIRCUIT PKG. - 20 AMP, 240 VOLT WITH BREAKER, JUNCTION BOX, AND WIRE                    | 21     | N/A   | 21     | N/A   | 21      | N/A   | 21    | N/A   |
| GAS FURNACE CIRCUIT PKG. - 20 AMP, 115 VOLT WITH BREAKER, JUNCTION BOX, AND WIRE                   | 15     | N/A   | 15     | N/A   | 15      | N/A   | 15    | N/A   |
| BASEMENT CIRCUIT PKG. - 20 AMP, 115 VOLT WITH BREAKER, JUNCTION BOX, AND WIRE (+ \$37 IF A GARAGE) | 27     | N/A   | 27     | N/A   | 27      | N/A   | 27    | N/A   |
| BATH FAN ASSEMBLY PKG. - REQUIRED BY CODE FOR INTERIOR BATHROOM WITHOUT WINDOW                     | 25     | 12    | 25     | 12    | 25      | 12    | 25    | 12    |
| ROUGH PLUMBING PKG. - INCLUDES ABS DRAIN, WASTE, AND VENT PLUS COPPER HOT AND COLD LINES           | 122    | 47    | 126    | 49    | 132     | 52    | 156   | 63    |
| FIREPLACE FLUE SYSTEM - 8" DIAMETER ONLY - INCLUDES ROOF FLASHING, STOVE PIPE, AND WIND BRACE      | 270    | 48    | 289    | 50    | 298     | 51    | 309   | 52    |
| FIREPLACE - 26" FRANKLIN STOVE WITH GRATE, DAMPER BOOT, SCREEN AND HEAT SHIELD                     | 183    | 13    | 183    | 13    | 183     | 13    | 183   | 13    |
| FIREPLACE - 30" FRANKLIN STOVE WITH GRATE, DAMPER BOOT, SCREEN AND HEAT SHIELD                     | 211    | 16    | 211    | 16    | 211     | 16    | 211   | 16    |
| FIREPLACE - 36" BUILT-IN STOVE WITH GRATE AND STARTER COLLAR                                       | 301    | 12    | 301    | 12    | 301     | 12    | 301   | 12    |
| FIREPLACE - CAST IRON, AIRTIGHT, WOOD BURNING STOVE WITH GLASS WINDOWS                             | 295    | 18    | 295    | 18    | 295     | 18    | 295   | 18    |
| FIREPLACE - CAST IRON, AIRTIGHT, WOOD BURNING STOVE WITHOUT WINDOWS                                | 279    | 16    | 279    | 16    | 279     | 16    | 279   | 16    |
| FIREPLACE - STEEL, AIRTIGHT, WOOD BURNING STOVE WITHOUT WINDOWS                                    | 422    | 12    | 422    | 12    | 422     | 12    | 422   | 12    |
| HEARTH - FOR FRANKLIN STOVES - INCLUDES WHITE CRUSHED ROCK   | 24     | 6     | 24     | 6     | 24      | 6     | 24    | 6     |
| HEARTH - FOR AIRTIGHT STOVES - INCLUDES WHITE CRUSHED ROCK   | 29     | 7     | 29     | 7     | 29      | 7     | 29    | 7     |
| HEARTH - FOR BUILT-IN STOVES - INCLUDES WHITE CRUSHED ROCK   | 13     | 3     | 13     | 3     | 13      | 3     | 13    | 3     |

**NOTES:**

- (1) Plus applicable sales taxes and a 3% transportation charge to your building site.
- (2) Contact Delta for other options required by certain county building codes.
- (3) Contact Delta for a detailed description of the options listed above.
- (4) Delta will install a customer's hand-picked fireplace for \$25 providing that (1) fireplace is delivered to the job site no later than the third day after construction begins AND (2) the customer supplies any adaptor that might be necessary to match the fireplace to Delta's standard flue system.



## OPTIONAL ITEMS

| OPTIONAL ITEM DESCRIPTION  | ALPINE |       | CHALET |       | CHATEAU |       | SAVOY |       |
|--|--------|-------|--------|-------|---------|-------|-------|-------|
|  | KIT    | LABOR | KIT    | LABOR | KIT     | LABOR | KIT   | LABOR |
| FLOOR INSULATION - 3 1/2" FIBERGLASS (R-11) - PRICED PER 4' OF BUILDING LENGTH                           | \$12   | \$5   | \$15   | \$6   | \$18    | \$7   | \$22  | \$8   |
| FLOOR INSULATION - 6 1/4" FIBERGLASS (R-19) - PRICED PER 4' OF BUILDING LENGTH                           | 20     | 5     | 26     | 6     | 31      | 8     | 36    | 9     |
| FLOOR INSULATION - 9 3/4" FIBERGLASS (R-30) - PRICED PER 4' OF BUILDING LENGTH                           | N/A    | N/A   | N/A    | N/A   | N/A     | N/A   | 56    | 13    |
| ROOF INSULATION - 6 1/4" FIBERGLASS (R-19) - PRICED PER 4' OF BUILDING LENGTH                            | 40     | 10    | 51     | 12    | 61      | 15    | 72    | 17    |
| ROOF INSULATION - 9 3/4" FIBERGLASS (R-30) - REQUIRES 2"x10" RAFTERS — PRICED PER 4' OF BUILDING LENGTH  | N/A    | N/A   | N/A    | N/A   | 93      | 21    | 110   | 25    |
| ROOF INSULATION - 12 1/2" FIBERGLASS (R-38) - REQUIRES 2"x10" RAFTERS - PRICED PER 4' OF BUILDING LENGTH | N/A    | N/A   | N/A    | N/A   | 139     | 26    | 163   | 31    |
| ENDWALL INSULATION — 3 1/2" FIBERGLASS (R-11) - PRICE INCLUDES BOTH ENDWALLS                             | 25     | 16    | 39     | 26    | 55      | 37    | 115   | 76    |
| ENDWALL INSULATION - 3 1/2" FIBERGLASS + 3/4" FOAM (R-19) - PRICE INCLUDES BOTH ENDWALLS                 | N/A    | N/A   | N/A    | N/A   | 239     | 55    | 316   | 73    |
| 2"x10" RAFTERS - 25/30 PSF - PRICED PER 4' OF BUILDING LENGTH  | N/A    | N/A   | N/A    | N/A   | 14      | 3     | N/A   | N/A   |
| 2"x10" RAFTERS - 40 PSF - CHATEAU/4' OF BLDG. LENGTH, SAVOY(REINFORCED)/4' OF FREE-SPAN LENGTH           | N/A    | N/A   | N/A    | N/A   | 33      | 8     | 11    | 3     |
| 2"x10" RAFTERS - 50 PSF - CHATEAU/4' OF BLDG. LENGTH, SAVOY(REINFORCED)/4' OF FREE SPAN LENGTH           | N/A    | N/A   | N/A    | N/A   | 54      | 13    | 33    | 8     |
| 2"x10" RAFTERS - 60 PSF - CHATEAU/4' OF BLDG. LENGTH, SAVOY(REINFORCED)/4' OF FREE-SPAN LENGTH           | N/A    | N/A   | N/A    | N/A   | 64      | 15    | 119   | 29    |
| INTERIOR PARTITIONS - OPEN STUDDED - WALL PANELING NOT INCLUDED  | 98     | 29    | 192    | 57    | 278     | 82    | 306   | 90    |
| BATH AND CLOSET CUBICLE IN BALCONY - OPEN STUDDED - WALL PANELING NOT INCLUDED                           | N/A    | N/A   | N/A    | N/A   | N/A     | N/A   | 150   | 44    |
| CLOSET IN BALCONY — OPEN STUDDED - WALL PANELING NOT INCLUDED  | N/A    | N/A   | N/A    | N/A   | 39      | 11    | N/A   | N/A   |
| BEDROOM TRANSVERSE PARTITION IN ALPINE - OPEN STUDDED - WALL PANELING NOT INCLUDED                       | 46     | 14    | N/A    | N/A   | N/A     | N/A   | N/A   | N/A   |
| 4' EXTENSION TO LONGITUDINAL WALL - ALLOWS FOR LARGER BEDROOMS - OPEN STUDDED                            | N/A    | N/A   | N/A    | N/A   | 13      | 4     | 26    | 8     |
| SLEEPING BALCONY (LOFT) - "FREE SPAN" WITH TEMPORARY ROPE RAILING - PRICED PER 4' OF BALCONY LENGTH      | 17     | 8     | 33     | 16    | 58      | 29    | 70    | 38    |
| SLEEPING BALCONY (LOFT) - "PARTITION SUPPORTED" WITH TEMPORARY RAILING - PRICED/4' OF BALCONY LENGTH     | 15     | 8     | 37     | 18    | 39      | 19    | 45    | 24    |
| BALCONY STAIRWAY - 60° WITH 8 STEPS AND TEMPORARY ROPE RAILING - NOT CODE APPROVED                       | 48     | 15    | 48     | 15    | N/A     | N/A   | N/A   | N/A   |
| BALCONY STAIRWAY - 42° WITH 11 STEPS AND TEMPORARY ROPE RAILING - CODE APPROVED                          | N/A    | N/A   | N/A    | N/A   | 67      | 21    | 67    | 21    |
| STAIRWAY FRAMING IN FLOOR - PROVIDES FOR FUTURE STAIRWAY INTO BASEMENT - NO CUT-OUT IS MADE              | N/A    | N/A   | N/A    | N/A   | 28      | 14    | 46    | 24    |
| DECK LENGTH EXTENSION - PRICED PER 2' EXTENSION TO STANDARD DECK LENGTH                                  | 59     | 13    | 53     | 12    | 127     | 28    | 86    | 19    |
| 4' DECK WIDTH EXTENSION - ALLOWS FOR WIDER DECK AND AFT MOUNTED DECK STAIRWAY                            | 51     | 17    | 64     | 22    | 76      | 26    | 91    | 31    |
| 2' AFT DECK - MINIMUM DECK REQUIRED FOR AFT ROOF OVERHANG OPTION - NO RAILINGS INCLUDED                  | 64     | 25    | 86     | 34    | 110     | 43    | 137   | 54    |
| 4' AFT DECK - MINIMUM REQUIRED FOR UPPER SUNDECK OPTION - RAILINGS NOT INCLUDED                          | 131    | 46    | 182    | 64    | 227     | 80    | 271   | 96    |
| AFT DECK ASSEMBLY - IDENTICAL TO STANDARD FORWARD DECK - REQUIRES AFT DECK BEAM                          | 175    | 47    | 293    | 79    | 418     | 113   | 624   | 168   |
| REINFORCED DECK STRUCTURE — REQUIRED WHEN SNOW LOAD EXCEEDS 71 PSF, 99 PSF, 80 PSF, 96 PSF               | 19     | 6     | 28     | 10    | 52      | 18    | 21    | 7     |
| SUNDECK IN UPPER AFT WALL - 4'x14' - REQUIRES TWO 2' AFT ROOF OVERHANG OPTIONS                           | N/A    | N/A   | N/A    | N/A   | 124     | 43    | N/A   | N/A   |
| SUNDECK IN UPPER AFT WALL - 4'x18' - REQUIRES TWO 2' AFT ROOF OVERHANG OPTIONS                           | N/A    | N/A   | N/A    | N/A   | N/A     | N/A   | 175   | 61    |
| DECK END SAFETY RAILINGS - FOR STANDARD DECKS - MAY BE REQUIRED BY LOCAL CODES                           | 19     | 11    | 27     | 15    | 37      | 20    | 45    | 22    |
| DECK END SAFETY RAILINGS - FOR DECKS WITH 4' DECK WIDTH EXTENSION  | 36     | 23    | 46     | 27    | 57      | 32    | 62    | 33    |



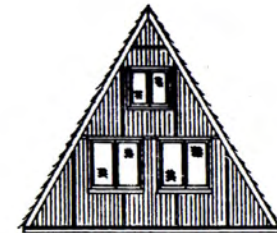
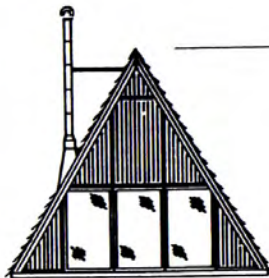
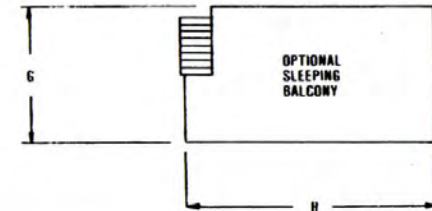
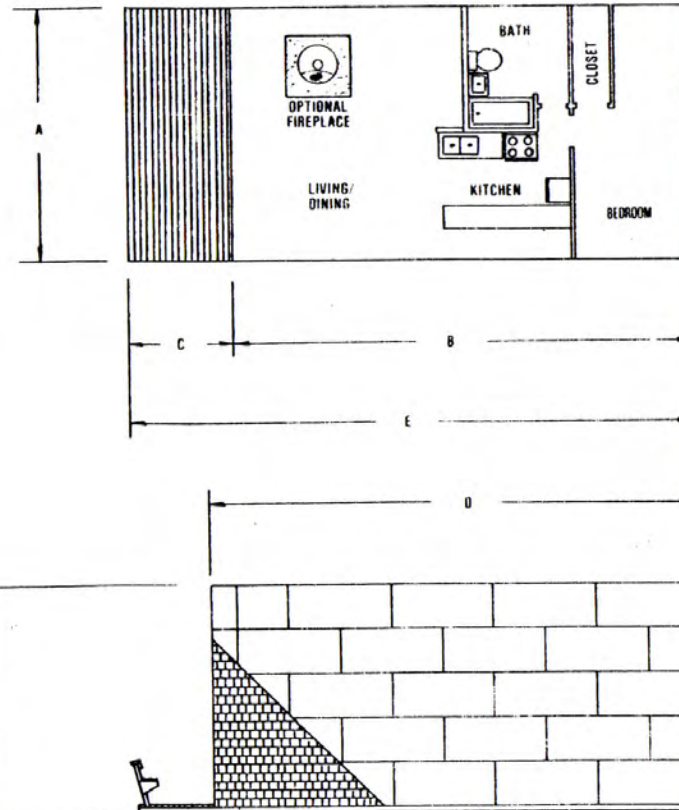
| SHELL HOME PRICES |  |                                   |      |       |                     |                      |                       |                    |                |                  |
|-------------------|--|-----------------------------------|------|-------|---------------------|----------------------|-----------------------|--------------------|----------------|------------------|
| MODEL             | SIZE   | SQUARE FEET                       |      |       | SHELL HOME CATEGORY |                      |                       | \$ PER TOTAL SQ FT |                |                  |
|                   |  | FLOOR                             | DECK | TOTAL | UNCUT<br>MAT.PKG.   | PRE—CUT<br>SHELL KIT | ERECTED<br>SHELL HOME | MAT<br>PACKAGE     | PRE-CUT<br>KIT | ERECTED<br>SHELL |
| ALPINE            | 16' x 24'  | 384                               | 96   | 480   | \$2,982             | \$3,685              | \$5,216               | \$6.21             | \$7.68         | \$10.87          |
|                   | 16' x 28'  | 448                               | 96   | 544   | 3,229               | 3,990                | 5,659                 | 5.94               | 7.33           | 10.40            |
|                   | 16' x 32'  | 512                               | 96   | 608   | 3,472               | 4,289                | 6,090                 | 5.71               | 7.05           | 10.02            |
|                   | 16' x 36'  | 576                               | 96   | 672   | 3,712               | 4,581                | 6,509                 | 5.52               | 6.82           | 9.69             |
|                   | 16' x 40'  | 640                               | 96   | 736   | 3,948               | 4,866                | 6,916                 | 5.36               | 6.61           | 9.40             |
| CHALET            | 20' x 32'  | 640                               | 160  | 800   | 4,615               | 5,568                | 7,777                 | 5.77               | 6.96           | 9.72             |
|                   | 20' x 36'  | 720                               | 160  | 880   | 4,920               | 5,941                | 8,296                 | 5.59               | 6.75           | 9.43             |
|                   | 20' x 40'  | 800                               | 160  | 960   | 5,221               | 6,306                | 8,799                 | 5.44               | 6.57           | 9.17             |
|                   | 20' x 44'  | 880                               | 160  | 1,040 | 5,516               | 6,663                | 9,286                 | 5.30               | 6.41           | 8.93             |
|                   | 20' x 48'  | 960                               | 160  | 1,120 | 5,807               | 7,011                | 9,759                 | 5.18               | 6.26           | 8.71             |
|                   | 20' x 52'  | 1,040                             | 160  | 1,200 | 6,092               | 7,350                | 10,216                | 5.08               | 6.12           | 8.51             |
| CHATEAU           | 24' x 36'  | 864                               | 240  | 1,104 | 6,395               | 7,524                | 10,275                | 5.79               | 6.82           | 9.31             |
|                   | 24' x 40'  | 960                               | 240  | 1,200 | 6,791               | 7,978                | 10,834                | 5.66               | 6.65           | 9.03             |
|                   | 24' x 44'  | 1,050                             | 240  | 1,296 | 7,181               | 8,420                | 11,375                | 5.54               | 6.50           | 8.78             |
|                   | 24' x 48'  | 1,152                             | 240  | 1,392 | 7,564               | 8,852                | 11,897                | 5.43               | 6.36           | 8.55             |
|                   | 24' x 52'  | 1,248                             | 240  | 1,488 | 7,941               | 9,274                | 12,403                | 5.34               | 6.23           | 8.34             |
|                   | 24' x 56'  | 1,344                             | 240  | 1,584 | 8,310               | 9,684                | 12,890                | 5.25               | 6.11           | 8.14             |
|                   | 24' x 60'  | 1,440                             | 240  | 1,680 | 8,673               | 10,084               | 13,361                | 5.16               | 6.00           | 7.95             |
| SAVOY             | 28' x 44'  | 1,232                             | 336  | 1,568 | 8,859               | 10,255               | 13,673                | 5.65               | 6.54           | 8.72             |
|                   | 28' x 48'  | 1,344                             | 336  | 1,680 | 9,383               | 10,834               | 14,438                | 5.59               | 6.45           | 8.59             |
|                   | 28' x 52'  | 1,456                             | 336  | 1,792 | 9,902               | 11,404               | 15,189                | 5.53               | 6.36           | 8.48             |
|                   | 28' x 56'  | 1,568                             | 336  | 1,904 | 10,416              | 11,965               | 15,926                | 5.47               | 6.28           | 8.36             |
|                   | 28' x 60'  | 1,680                             | 336  | 2,016 | 10,926              | 12,518               | 16,649                | 5.42               | 6.21           | 8.26             |
|                   | 28' x 64'  | 1,792                             | 336  | 2,128 | 11,432              | 13,062               | 17,358                | 5.37               | 6.14           | 8.16             |
|                   | 28' x 68'  | 1,904                             | 336  | 2,240 | 11,933              | 13,597               | 18,053                | 5.33               | 6.07           | 8.06             |
|                   | 28' x 72'  | 2,016                             | 336  | 2,352 | 12,430              | 14,123               | 18,734                | 5.28               | 6.00           | 7.97             |
| 4 MODELS          | 26 SIZES   | MEASURED ALONG OUTSIDE DIMENSIONS |      |       | SEE NOTE (1)        | SEE NOTE (2)         | SEE NOTE (3)          | FOR REFERENCE ONLY |                |                  |
| NOTES             | (1) Asphalt shingles - plus applicable sales tax and transportation charges. If cedar shingles are desired add \$.07 for each square foot of the total roof area.<br>(2) Cedar shingles - plus applicable sales taxes and transportation charges.<br>(3) Cedar shingles - plus transportation charges. |                                   |      |       |                     |                      |                       |                    |                |                  |



# CHALET

The Chalet is the model best suited for small families or the retired couple. Its capabilities include:

**20' x 32' — 52'**  
**2 Levels**  
**2 Bedrooms**  
**Full Bath**  
**Kitchen**  
**Dining/Living Room**



**DELTA** VACATION HOMES, INC.  
 P. O. BOX 272, BROOMFIELD, COLORADO 80020 — 466-2033

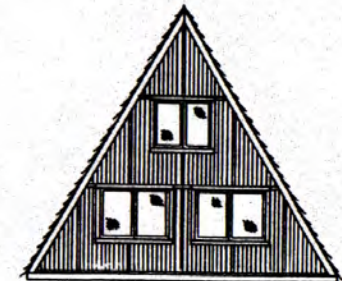
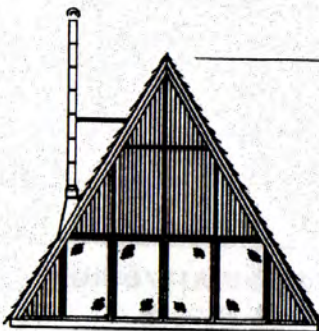
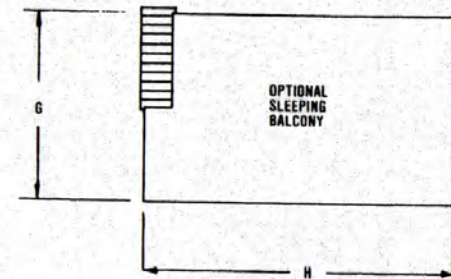
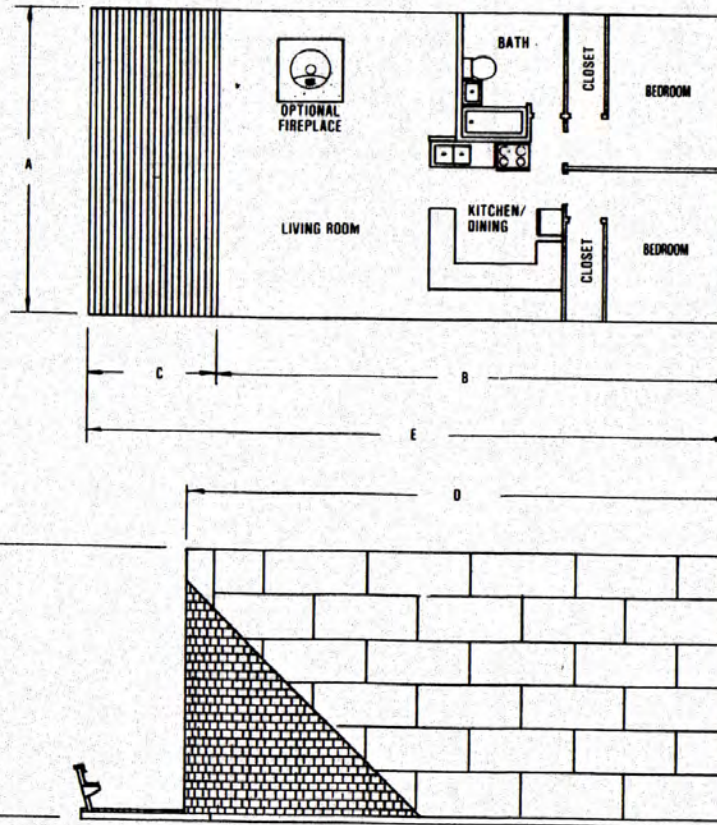
| MODEL SIZE | DIMENSIONS |     |    |     |     |        |        |     | SQUARE FEET |       |      |              |
|------------|------------|-----|----|-----|-----|--------|--------|-----|-------------|-------|------|--------------|
|            | A          | B   | C  | D   | E   | F      | G      | H   | DECK        | FLOOR | LOFT | LIVING SPACE |
| 32         | 20'        | 32' | 8' | 34' | 40' | 17'-9" | 10'-8" | 16' | 160         | 640   | 170  | 810          |
| 36         | 20'        | 36' | 8' | 38' | 44' | 17'-9" | 10'-8" | 20' | 160         | 720   | 213  | 933          |
| 40         | 20'        | 40' | 8' | 42' | 48' | 17'-9" | 10'-8" | 20' | 160         | 800   | 213  | 1,013        |
| 44         | 20'        | 44' | 8' | 46' | 52' | 17'-9" | 10'-8" | 24' | 160         | 880   | 256  | 1,136        |
| 48         | 20'        | 48' | 8' | 50' | 56' | 17'-9" | 10'-8" | 28' | 160         | 960   | 298  | 1,258        |
| 52         | 20'        | 52' | 8' | 54' | 60' | 17'-9" | 10'-8" | 28' | 160         | 1,040 | 298  | 1,338        |



# CHATEAU

The Chateau is the perfect vacation or year'round home for medium to large families. Its capabilities include:

**24' x 36' — 60'**  
**2 Levels**  
**3 Bedrooms**  
**Full Bath**  
**Kitchen/Dining**  
**Living Room**



**DELTA** VACATION HOMES, INC.  
 P. O. BOX 272, BROOMFIELD, COLORADO 80020 — 486-2033

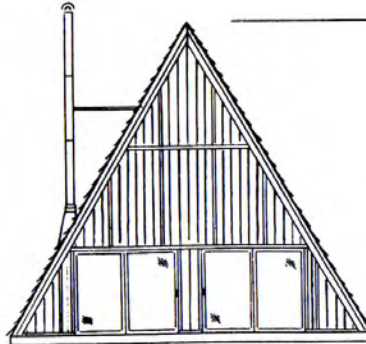
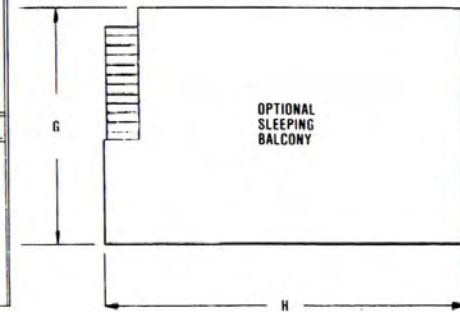
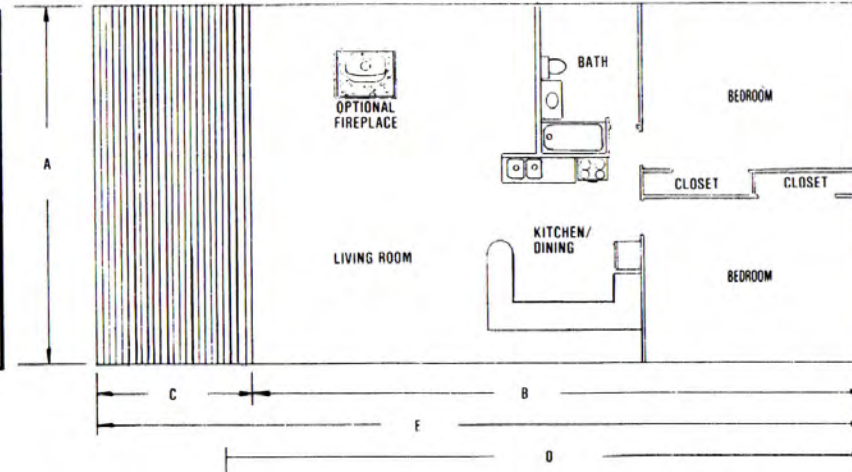
| MODEL SIZE | DIMENSIONS |     |     |     |     |        |        |     | SQUARE FEET |       |      |              |
|------------|------------|-----|-----|-----|-----|--------|--------|-----|-------------|-------|------|--------------|
|            | A          | B   | C   | D   | E   | F      | G      | H   | DECK        | FLOOR | LOFT | LIVING SPACE |
| 38         | 24'        | 36' | 10' | 38' | 46' | 21'-5" | 14'-8" | 20' | 240         | 864   | 293  | 1,157        |
| 40         | 24'        | 40' | 10' | 42' | 50' | 21'-5" | 14'-8" | 24' | 240         | 960   | 352  | 1,312        |
| 44         | 24'        | 44' | 10' | 46' | 54' | 21'-5" | 14'-8" | 24' | 240         | 1,056 | 352  | 1,408        |
| 48         | 24'        | 48' | 10' | 50' | 58' | 21'-5" | 14'-8" | 28' | 240         | 1,152 | 410  | 1,562        |
| 52         | 24'        | 52' | 10' | 54' | 62' | 21'-5" | 14'-8" | 28' | 240         | 1,248 | 410  | 1,558        |
| 56         | 24'        | 56' | 10' | 58' | 66' | 21'-5" | 14'-8" | 32' | 240         | 1,344 | 469  | 1,813        |
| 60         | 24'        | 60' | 10' | 62' | 70' | 21'-5" | 14'-8" | 32' | 240         | 1,440 | 469  | 1,909        |



# SAVOY

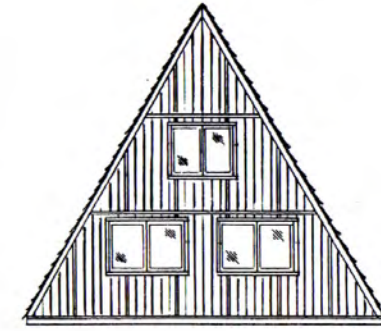
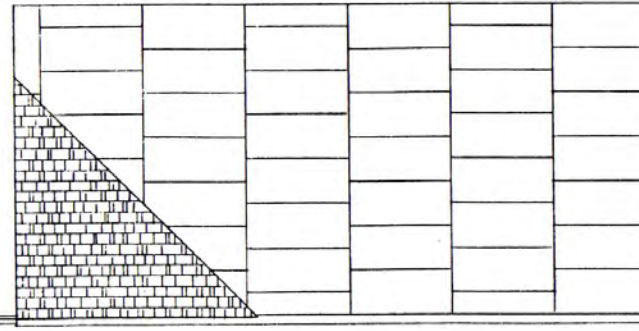
The Savoy is the year-round A-Frame home for large families. Its capabilities include:

**28' x 44' — 72'**  
**2 Levels**  
**4 Bedrooms**  
**1 3/4 Baths**  
**Kitchen/Dining**  
**Living Room**



F

F



DELTA VACATION HOMES, INC.  
 P. O. BOX 272, BROOMFIELD, COLORADO 80020 — 466-2033

| MODEL SIZE | DIMENSIONS |     |     |     |     |        |        |     | SQUARE FEET |       |      |              |
|------------|------------|-----|-----|-----|-----|--------|--------|-----|-------------|-------|------|--------------|
|            | A          | B   | C   | D   | E   | F      | G      | H   | DECK        | FLOOR | LOFT | LIVING SPACE |
| 44         | 28'        | 44' | 12' | 46' | 56' | 25'-1" | 18'-6" | 24' | 336         | 1,232 | 444  | 1,676        |
| 48         | 28'        | 48' | 12' | 50' | 60' | 25'-1" | 18'-6" | 28' | 336         | 1,344 | 518  | 1,862        |
| 52         | 28'        | 52' | 12' | 54' | 64' | 25'-1" | 18'-6" | 28' | 336         | 1,456 | 518  | 1,974        |
| 56         | 28'        | 56' | 12' | 58' | 68' | 25'-1" | 18'-6" | 32' | 336         | 1,568 | 592  | 2,160        |
| 60         | 28'        | 60' | 12' | 62' | 72' | 25'-1" | 18'-6" | 32' | 336         | 1,680 | 592  | 2,272        |
| 64         | 28'        | 64' | 12' | 66' | 76' | 25'-1" | 18'-6" | 36' | 336         | 1,792 | 666  | 2,458        |
| 68         | 28'        | 68' | 12' | 70' | 80' | 25'-1" | 18'-6" | 36' | 336         | 1,904 | 660  | 2,570        |
| 72         | 28'        | 72' | 12' | 74' | 84' | 25'-1" | 18'-6" | 40' | 336         | 2,016 | 740  | 2,756        |



## DELTA VALUE

With so many alternatives available in selecting a home, what is it that separates Delta from the others?

## THE SYSTEM

Delta's coordinated system assures a smooth and pleasant home buying experience. Planning and building your home is a cost controlled operation because all facets are thoughtfully planned in advance. When you decide to build a Delta home - drawings, check-off lists, and specifications are provided free of charge. Together these stipulate exactly what materials Delta provides. Problems, should they occur, surface during the planning process and solutions and prices are agreed upon prior to construction. This kind of control is literally impossible with conventional on-site construction where problems must be dealt with as they arise, often with costly and time consuming solutions.

## QUALITY MATERIALS

In the Delta factory, value includes the selection of quality building materials. Kiln-dried lumber is used throughout for greater strength and dimensional stability. Genuine red cedar shingles on the roof provide rustic beauty and require minimal upkeep. Exterior rough-sawn siding is both attractive and durable. All sliding glass doors, windows, and skylites are double glazed for energy efficiency.

## PRECISION PRODUCTION

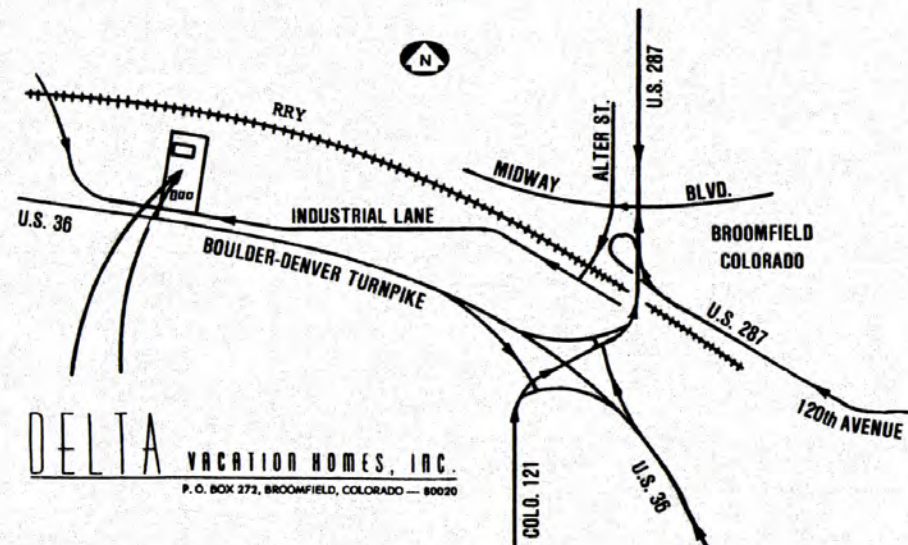
Under the Delta System, the components of each home are manufactured indoors at Delta's factory in Broomfield, Colorado. There the production staff works under ideal conditions and utilizes modern equipment and building techniques to manufacture and ship precision components. All components are produced with a high degree of quality and exact sizing that guarantees smooth assembly. Components manufactured in a closely controlled factory by experienced personnel and assembled in accordance with the plans leads to a structurally tight home whose value increases over time.

## BUILDING AIDS

Delta value also includes a supply of aids that have proven to be indispensable to the do-it-yourself home builders. For instance a detailed assembly instruction booklet, complete with step-by-step sequences and photographs, is provided with all pre-cut and export kits. With material packages we include a complete cutting schedule that saves the builder time and materials. And to those who seek help with the final finishing of their building, we offer an A-frame finishing guide that is useful in planning and budgeting.

## OUR PEOPLE

To get a first hand look at the value of a Delta home, you are invited to inspect our model homes located near Broomfield. Our sales people are experienced and sensitive to the frustrations of looking for the "right" home and their overall knowledge of construction can provide you with straight answers to your questions and offer realistic solutions to your problems. Though Delta has been manufacturing and building homes for over 20 years, we are keenly aware that this is probably your first. You'll find all the people at Delta helpful and delighted to spend time with you. At Delta we take an interest in the homes that we build and the people who live in them.





## THE DELTA SYSTEM

Since 1959, Delta has earned a reputation for designing, manufacturing, and building quality A-frame homes. Each and every Delta home is designed with people like you in mind to assure that we offer the most in space, comfort, and affordability.

Delta has been remarkably successful in recent years, a time in which other builders have faltered, because we employ a flexible system that blends precision engineering and manufacturing with customer participation. We call it the Delta System.

## TECHNOLOGY

Unlike conventional on-site construction the Delta home is to a large degree built in a controlled factory environment. After all components are completed and inspected they are shipped to the building site where assembly can proceed quickly and accurately.

The advantages of this technique are numerous. Quality is effectively controlled in a closely regulated factory. Costly delays due to unfavorable weather conditions are minimized. Chances of on-site theft and vandalism are reduced because pre-cut and manufactured components make construction faster. The end result is a higher quality, lower cost home, completed in less time.

## SAVINGS AND PARTICIPATION

The Delta System goes even a step further and offers savings proportional to your participation. You see, Delta offers all of its homes as either (1) fully constructed semi-finished homes, (2) pre-cut kits, or (3) material packages. Each one involves a different level of participation and savings. As a result every budget, large or small alike, can be accommodated within the system. And with Delta's export kits the savings are available throughout the United States, regardless of how distant the building site is from our factory in Broomfield, Colorado. Freight costs are reduced considerably by simply omitting items that need no manufacturing. The purchaser then merely buys these items locally to complete the package. This unique concept minimizes freight charges to distant locations yet preserves the advantages of a pre-cut kit.

## "SEMI FINISH" OPTIONS

Another facet of the flexibility of the Delta System is the wide selection of options that are available - options you select to meet your individual requirements. Decks, skylites, lofts, interior partitions, fireplaces, rough plumbing, and insulation are all available among a host of others. Best of all, you choose only those that mesh with your tastes, lifestyle, and budget.

## PERSONAL INVOLVEMENT

At the heart of the Delta System is you. You decide how much of the work you want to do. You select from the available options. You personalize your A-frame home. Because the system revolves around you, it requires a good deal of involvement on your part and an attention to the details of your home. It is the only way to assure that you get exactly the home you want.

Under the Delta System you act as your own general contractor. You oversee all the work done on your home and as a result you save the 20% a general contractor would tack on to your bill. You're involved, you control the sequence of events, and you save thousands of dollars!

The duties required of you, as a general contractor, are simple but demand thoughtful planning and follow-up. To start things off you'll be responsible for obtaining any and all local, county, or state permits. After construction begins, at defined intervals, you'll request the necessary inspections by local building officials. In addition you are responsible for the foundation upon which your Delta home is to be built. Delta supplies the sizing and geometric specifications free of charge.

Once the semi-finished home is completed, you decide which finishing jobs to do yourself and the rest you subcontract to local tradesmen. Throughout the entire process Delta can assist you by directing your efforts into the appropriate channels, but in the end your participation will produce savings that will be all yours.

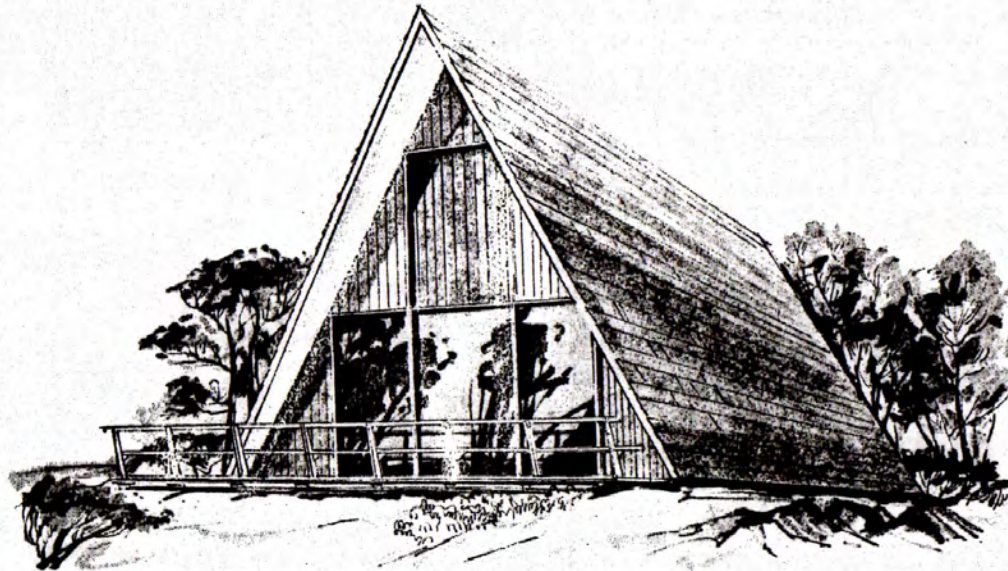
The Delta System working together with you, can give you more of the home you want. It is a home that is more valuable by virtue of its high quality, engineered design, and your personal involvement.



**A-Frame Specialists  
since 1959**

**DELTA VACATION HOMES, INC.**

**P.O. BOX 272 • BROOMFIELD, COLORADO • 303-466-2033**



**The #1  
Manufacturer and Builder  
of A-Frame homes for  
recreational and year'round living**



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## **Appendix E.     Delta A-frame, List of Attributed Properties**



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### Delta A-frames

| <u>Address</u> | <u>Parcel</u> | <u>Year Built</u> | <u>Year Remodel</u> | <u>Model</u> | <u>Photo Source</u> |
|----------------|---------------|-------------------|---------------------|--------------|---------------------|
|----------------|---------------|-------------------|---------------------|--------------|---------------------|

|                  |              |      |     |         |                         |
|------------------|--------------|------|-----|---------|-------------------------|
| 470 Big John Rd. | 119900000047 | 1979 | N/A | Unknown | Boulder County Assessor |
|------------------|--------------|------|-----|---------|-------------------------|



|                     |              |      |     |         |                         |
|---------------------|--------------|------|-----|---------|-------------------------|
| 519 Bigbee High Rd. | 132133000088 | 1971 | N/A | Unknown | Boulder County Assessor |
|---------------------|--------------|------|-----|---------|-------------------------|





|                     |              |      |     |         |                  |
|---------------------|--------------|------|-----|---------|------------------|
| 128 Cabin Creek Rd. | 119711400003 | 1967 | N/A | Chateau | Jennifer Wahlers |
|---------------------|--------------|------|-----|---------|------------------|



|                    |              |      |     |         |                         |
|--------------------|--------------|------|-----|---------|-------------------------|
| 291 Canon View Rd. | 146104023003 | 1965 | N/A | Unknown | Boulder County Assessor |
|--------------------|--------------|------|-----|---------|-------------------------|





|                  |              |      |      |         |                         |
|------------------|--------------|------|------|---------|-------------------------|
| 2246 Caribou Rd. | 158310000019 | 1971 | 1978 | Unknown | Boulder County Assessor |
|------------------|--------------|------|------|---------|-------------------------|



|                   |              |      |     |         |                         |
|-------------------|--------------|------|-----|---------|-------------------------|
| 1014 County Rd 99 | 158128000005 | 1971 | N/A | Unknown | Boulder County Assessor |
|-------------------|--------------|------|-----|---------|-------------------------|





|                      |              |      |      |         |                         |
|----------------------|--------------|------|------|---------|-------------------------|
| 1116 Divide View Dr. | 157931006018 | 1964 | 1983 | Unknown | Boulder County Assessor |
|----------------------|--------------|------|------|---------|-------------------------|



|              |              |      |     |         |                         |
|--------------|--------------|------|-----|---------|-------------------------|
| 247 Hard Way | 132133000036 | 1965 | N/A | Unknown | Boulder County Assessor |
|--------------|--------------|------|-----|---------|-------------------------|





|                 |              |      |     |         |                         |
|-----------------|--------------|------|-----|---------|-------------------------|
| 686 Hemlock Rd. | 119903004007 | 1984 | N/A | Seville | Boulder County Assessor |
|-----------------|--------------|------|-----|---------|-------------------------|



|                  |              |      |      |         |                         |
|------------------|--------------|------|------|---------|-------------------------|
| 101 Hickok Trail | 132122010010 | 1966 | 2008 | Unknown | Boulder County Assessor |
|------------------|--------------|------|------|---------|-------------------------|





|                   |              |      |      |         |                         |
|-------------------|--------------|------|------|---------|-------------------------|
| 213 High View Dr. | 146114022002 | 1971 | 1995 | Unknown | Boulder County Assessor |
|-------------------|--------------|------|------|---------|-------------------------|



|                |              |      |     |         |                         |
|----------------|--------------|------|-----|---------|-------------------------|
| 233 Hummer Dr. | 158105003011 | 1973 | N/A | Unknown | Boulder County Assessor |
|----------------|--------------|------|-----|---------|-------------------------|





|             |              |      |     |         |                         |
|-------------|--------------|------|-----|---------|-------------------------|
| 25 Jade Way | 120330003002 | 1983 | N/A | Unknown | Boulder County Assessor |
|-------------|--------------|------|-----|---------|-------------------------|



|                    |              |      |      |         |                         |
|--------------------|--------------|------|------|---------|-------------------------|
| 893 Logan Mill Rd. | 146120000081 | 1976 | 2012 | Chateau | Boulder County Assessor |
|--------------------|--------------|------|------|---------|-------------------------|





|  |              |      |     |         |                         |
|--|--------------|------|-----|---------|-------------------------|
| 8123 Middle Fork Rd.   | 131924017001 | 1979 | N/A | Unknown | Boulder County Assessor |
|  |              |      |     |         |                         |

|  |              |      |     |         |                         |
|--|--------------|------|-----|---------|-------------------------|
| 8423 Middle Fork Rd.   | 131924007064 | 1977 | N/A | Unknown | Boulder County Assessor |
|  |              |      |     |         |                         |



|                          |              |      |     |         |                         |
|--------------------------|--------------|------|-----|---------|-------------------------|
| 925 Mountain Meadows Rd. | 146130000013 | 1984 | N/A | Unknown | Boulder County Assessor |
|--------------------------|--------------|------|-----|---------|-------------------------|



|                        |              |      |     |         |                         |
|------------------------|--------------|------|-----|---------|-------------------------|
| 16180 Peak To Peak Dr. | 119736991004 | 1970 | N/A | Unknown | Boulder County Assessor |
|------------------------|--------------|------|-----|---------|-------------------------|





|                      |              |      |     |         |                         |
|----------------------|--------------|------|-----|---------|-------------------------|
| 827 Pine Cone Circle | 132129009013 | 1986 | N/A | Unknown | Boulder County Assessor |
|----------------------|--------------|------|-----|---------|-------------------------|



|                    |              |      |     |         |                         |
|--------------------|--------------|------|-----|---------|-------------------------|
| 123 Pine Glade Rd. | 158115001005 | 1968 | N/A | Unknown | Boulder County Assessor |
|--------------------|--------------|------|-----|---------|-------------------------|





|                     |              |      |     |         |                         |
|---------------------|--------------|------|-----|---------|-------------------------|
| 1178 Pine Glade Rd. | 158114002003 | 1982 | N/A | Unknown | Boulder County Assessor |
|---------------------|--------------|------|-----|---------|-------------------------|



|                    |             |      |      |         |                         |
|--------------------|-------------|------|------|---------|-------------------------|
| 1290 Rock Lake Rd. | 13212700010 | 1967 | 2007 | Unknown | Boulder County Assessor |
|--------------------|-------------|------|------|---------|-------------------------|





|   |              |      |     |         |                  |
|---|--------------|------|-----|---------|------------------|
| 200 Rockledge Circle  | 119932000050 | 1983 | N/A | Unknown | Jennifer Wahlers |
|  |              |      |     |         |                  |

|  |              |      |     |         |                         |
|--|--------------|------|-----|---------|-------------------------|
| 1214 Spring Gulch Rd.  | 145908000002 | 1968 | N/A | Unknown | Boulder County Assessor |
|  |              |      |     |         |                         |



|                     |              |      |     |         |                         |
|---------------------|--------------|------|-----|---------|-------------------------|
| 20345 St. Vrain Dr. | 119934300011 | 1986 | N/A | Unknown | Boulder County Assessor |
|---------------------|--------------|------|-----|---------|-------------------------|



|                       |              |      |     |         |                         |
|-----------------------|--------------|------|-----|---------|-------------------------|
| 275 Switzerland Trail | 158118003003 | 1966 | N/A | Unknown | Boulder County Assessor |
|-----------------------|--------------|------|-----|---------|-------------------------|





|                    |              |      |      |         |                  |
|--------------------|--------------|------|------|---------|------------------|
| 195 Timberline Rd. | 158118001006 | 1966 | 1984 | Unknown | Jennifer Wahlers |
|--------------------|--------------|------|------|---------|------------------|



|              |              |      |     |           |                         |
|--------------|--------------|------|-----|-----------|-------------------------|
| 705 Baseline | 146535401007 | 1983 | N/A | Duo-Villa | Boulder County Assessor |
|--------------|--------------|------|-----|-----------|-------------------------|





|              |              |      |     |           |                         |
|--------------|--------------|------|-----|-----------|-------------------------|
| 707 Baseline | 146535401013 | 1983 | N/A | Duo-Villa | Boulder County Assessor |
|--------------|--------------|------|-----|-----------|-------------------------|



|              |              |      |     |           |                         |
|--------------|--------------|------|-----|-----------|-------------------------|
| 709 Baseline | 146535401014 | 1983 | N/A | Duo-Villa | Boulder County Assessor |
|--------------|--------------|------|-----|-----------|-------------------------|





|                    |              |      |     |        |                  |
|--------------------|--------------|------|-----|--------|------------------|
| 49045 Peak to Peak | 132118000027 | 1966 | N/A | Chalet | Jennifer Wahlers |
|--------------------|--------------|------|-----|--------|------------------|



|                |              |      |      |         |   |
|----------------|--------------|------|------|---------|---|
| 275 Highway 72 | 158313216002 | 1973 | 1991 | Unknown | <a href="http://calvarychapelnederland.org/history.html">http://calvarychapelnederland.org/history.html</a> . |
|----------------|--------------|------|------|---------|---|

