



# Property Report for Account R0003916

Today's Date: 12/8/2021



Property Address:	2330 BALSAM DR
City:	BOULDER
Owner:	2330 BALSAM TRUST
Parcel Number:	146330119004
Mailing Address:	2330 BALSAM DR
City, State, Zip:	BOULDER CO, 80304-3710
Sec-Town-Range:	30 -1N -70
Subdivision:	PANORAMA HEIGHTS REPLAT - BO
Jurisdiction:	Boulder
Legal Description:	LOT 4 BLK 2 PANORAMA HEIGHTS REPLAT
Square Feet:	7,582
Acres:	0.17



# Assessment Report for Account R0003916

**Today's Date: 12/8/2021**

## Account

Account Number: R0003916  
 Parcel Number: 146330119004  
 Tax Area: 000010  
 No. of Improvements: 1  
 Site Address: 2330 BALSAM DR  
 Neighborhood: WHITTIER

## Total Account Value

	<b>Actual</b>	<b>Assessed</b>
<b>Total:</b>	3526300	252130
<b>Structure:</b>	2620900	187394
<b>Land:</b>	905400	64736
<b>X-Features:</b>	0	0
<b>MillLevy:</b>	87.045	

## Improvements

Section: 1  
 Class: SINGLE FAM RES IMPROVEMENTS  
 Built: 2018  
 Design: 2-3 Story

### Number of rooms:

Total: 10  
 Bedrooms: 5  
 Full Bath: 2  
 3/4 Bath: 3  
 Half Bath: 1

### Areas of levels in sq. ft.

FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1588
2ND FLOOR AND HIGHER FINISHED AREA	1470
WALK-OUT BASEMENT FINISHED AREA	1180
WALK-OUT BASEMENT UNFINISHED AREA	407
ATTACHED GARAGE AREA	494
DECK AREA	346

DECK AREA	652
PATIO AREA	108
PATIO AREA	216
PORCH AREA	266



## Deeds Report for Account R0003916

**Today's Date: 12/8/2021**

### Deeds

Deed#	Sale Date	Recorded	Sale Price
3751679	11/21/2019	12/2/2019	\$4,600,000.00
3596381	6/6/2017	6/7/2017	\$0.00
3596383	6/6/2017	6/7/2017	\$0.00
3595752	6/1/2017	6/2/2017	\$1,500,000.00
2794516	7/27/2006	7/31/2006	\$0.00
140046	6/4/1975	6/4/1975	\$0.00



## Zoning Report for Account R0003916

**Today's Date: 12/8/2021**

Address:	2330 BALSAM DR
Parcel Number:	146330119004
Zoning:	Not County Zoned
Wind Load (Vult):	160
Ground Snow Load (lbs/sqft):	40

### Land Use Department Permits and Dockets

LS-  
17-  
0287IMPROVEMENT SURVEY PLAT OF #2330 BALSAM DRIVE, LOT 4 BLOCK 2, PANORAMA HEIGHTS REPLAT,  
LOCATED IN THE NE 1/4 OF SECTION 30-1N-70W, 146330119004

## Floodplain Report for Account R0003916

**Today's Date: 12/8/2021**

### Floodplain Information


Address: 2330 BALSAM DR  
Parcel Number: 146330119004  
Flood Zone: X  
Floodway: No



## Survey Report for Account 146330119004

**Today's Date: 12/8/2021**

### Surveys specific to property

Survey Number:    
Survey Date: 6/22/2017  
Surveyor: Samuel Knight  
Firm: Green Mountain Surveying  
STRQ:  
Description:

IMPROVEMENT SURVEY PLAT OF #2330 BALSAM DRIVE, LOT 4 BLOCK 2, PANORAMA HEIGHTS REPLAT, LOCATED IN  
THE NE 1/4 OF SECTION 30-1N-70W, 146330119004



# Elections Report for Account R0003916

**Today's Date: 12/8/2021**

Address:	2330 BALSAM DR
Parcel Number:	146330119004
Precinct:	2181007824
US Congressional District:	2
State Senate:	18
StateHouse:	10
County Commissioner:	1