

# **EXHIBIT A**

Legal Description

Section: 2 Township:6 Range:91 Subdivision: RIVERSIDE PARK SUBDIVISION Lot:15.84 ACRES

# Garfield County, CO

## Summary

**Account** R005371  
**Parcel** 218102108001  
**Property Address** 7051 335 COUNTY RD, NEW CASTLE, CO 81647  
**Legal Description** Section: 2 Township: 6 Range: 91 Subdivision: RIVERSIDE PARK SUBDIVISION Lot: 1 5.84 ACRES  
**Acres** 5.84  
**Land SqFt** 0  
**Tax Area** 79  
**Mill Levy** 69,3440  
**Subdivision** RIVERSIDE PARK SUBDIVISION

[View Map](#)

## Map



## Owner

COAL SEAM LLC  
 110 SPUR DRIVE  
 GLENWOOD SPRINGS CO 81601

## Land

**Unit Type** VACANT COM LOTS - 0200 (VACANT LAND)  
**Square Feet** 0  
**Acres** 5.84

## Actual Values

Tax Year	2025	2024	2023	2022	2021
Actual Value	\$1,081,160.00	\$432,460.00	\$432,460.00	\$335,160.00	\$335,160.00

## Assessed Values

Tax Year	2025	2024	2023	2022	2021
Non School Assessed Value	\$291,910.00	\$0.00	\$0.00	\$0.00	\$0.00
School Assessed Value	\$291,910.00	\$0.00	\$0.00	\$0.00	\$0.00
Pre 2025 Assessed Value	\$0.00	\$120,660.00	\$120,660.00	\$97,200.00	\$97,200.00

\*House Bill 24B-1001 established a separate assessment rate for school district residential properties, effective for the 2025 tax year and beyond. [Click here for Assessor FAQs](#)

## Tax History

Tax Year	2024	2023	2022	2021
Taxes Billed	\$8,367.04	\$7,519.04	\$6,453.40	\$7,146.32

[Click here to view the tax information for this parcel on the Garfield County Treasurer's website.](#)

**Transfers**

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
1/30/2023	STATEMENT OF AUTHORITY	<a href="#">983169</a>		\$0
1/30/2023	SPECIAL WARRANTY DEED	<a href="#">983168</a>		\$900,000
11/16/2018	WARRANTY DEED	<a href="#">914259</a>		\$350,000
11/7/2018	STATEMENT OF AUTHORITY	<a href="#">914258</a>		\$0
9/21/2007	STATEMENT OF AUTHORITY	<a href="#">734504</a>		\$0
9/21/2007	WARRANTY DEED	<a href="#">734503</a>		\$690,000
9/21/2007	STATEMENT OF AUTHORITY	<a href="#">734502</a>		\$0
6/23/2006	AGREEMENT	<a href="#">704854</a>	1834-0249	\$0
7/12/1999	Plat	<a href="#">548663</a>		\$0
7/6/1992	RESOLUTION	<a href="#">437792</a>	0838-0843	\$0
1/8/1992	QUIT CLAIM DEED	<a href="#">430653</a>	0821-0336	\$0

**Property Related Public Documents**

[Click here to view Property Related Public Documents](#)

No data available for the following modules: Buildings, Photos, Sketches.

The Garfield County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 5/19/2025, 12:09:49 AM

Contact Us

