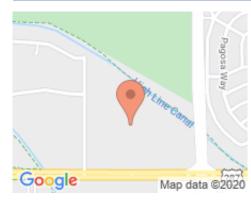
16631 E COLFAX AVE



ASSESSOR

Adams County Assessor

Style: RANCH Roof: COMP SHINGLE Construction: SIDING Stories: 1.0 Heat / Fireplace: FORCED AIR / -

Tax Year: 2020 Land Value: \$2,659,800 Total Value: \$2,659,844 Annual Taxes: \$90,860 Taxes Paid: \$0

TRUSTEE

Adams County Public Trustee 4430 S. Adams County Pkwy. Brighton, 80601 Phone: 720-523-6250 Fax: 720-523-6548 Email: none

Schedule #: A202078805 Case #: 78805 Year: 2020 NED Reception #: '2020000058016 NED Recorded Date: 06-25-2020

Auctions are every Wednesday at 10:00 AM.

AUCTION & ANALYSIS

Scheduled Auction Date: 10-27-2020 Previous Date: N/A Sold Date: TBD

Minimum Bid: \$2,231,402.56 Overbid: TBD Winnning Bid: TBD

Outstanding Balance: TBD Deficiency: TBD Previous Minimum Bid: N/A Latest Status: Bid Submitted Schedule #: A202078805 (Adams)

NED Recorded Date: 06-25-2020 Original Auction Date: 10-28-2020 Updated Auction Date: 10-27-2020

Minimum Bid: \$2,231,402.56 Winnning Bid: TBD Assessed Value: \$2,659,844

16631 E COLFAX AVE Aurora, CO 80011 VRES / 7 BD / 2.0 BA / 7,491 SF / Built: 1927 Garage: 720 SF Basement: None Found

Current Owner: Ccbb Land Llc Last Sold: \$1,750,000 on 07-18-2016 Owner Occupied: N

Land Description VRES, 1,036,976 SF, 23.806 acres Subdivision: AGRICULTURE PROP Census Tract: 800183093 Parcel : Unknown

Legal Description SECT,TWN,RNG:32-3-66 DESC: PARC IN THE E2 SE4 OF SEC 32 DESC AS FOLS ...

Lender PERROTT LAND COMPANY LLLP

Attorney Lender: IRELAND, STAPLETON, PRYOR & PASCOE PC Type / Rate: Phone: 303-623-2700 Reception #

Owner Address (as of NED filing date) CCBB LAND LLC 5430 E WEAVER AVE CENTENNIAL, CO 80121-3530 Phone: Unknown

Assessed Value: \$2,659,844 Minimum Bid / Assessor Value: 84% Potential Equity: \$428,441

My Value: (Update "My Values") Minimum Bid / My Value: TBD Potential Equity : TBD



NOTES

You have not added any notes for this property.

FORECLOSING LIEN

Lien Position (guess): 1

Loan Amount (Original): \$1,715,500 Lender: PERROTT LAND COMPANY LL... Type / Rate: CONV / 5% Reception #: 2016000056933

Current Loan Balance: \$1,715,500 Current LTV: 64%

ALL LOANS

Other Loans (guess): 0

Loan Amount: \$1,715,500 Lender: PERROTT LAND CO LLLP Type / Rate: CONV / 5% Reception #: 56933 Date: 07-18-2016

Loan Amount: N/A Lender: Type / Rate: Reception #: Date:

Loan Amount: N/A Lender: Type / Rate: Reception #: Date:

Loan Amount: N/A Lender: Type / Rate: Reception #: Date:

Loan Amount: N/A Lender: Type / Rate: Reception #: Date:

VALUATION

Concessions Flat Amount: Percent of Sale Price: Closing Costs Flat Amount: Percent of Sale Price: Other Costs Flat Amount:

Sale Price (ARV):

Less Concessions: Less Closing Costs: Less Improvements: Less Other Costs: Less Profit:





