



**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  
Winning 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

**NOTES**

You have not added any notes for this property.

**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

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 ...

**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:

**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.

**Lender**

PERROTT LAND COMPANY LLLP

**Attorney**

IRELAND, STAPLETON, PRYOR & PASCOE PC  
Phone: 303-623-2700

**Owner Address (as of NED filing date)**

CCBB LAND LLC  
5430 E WEAVER AVE  
CENTENNIAL, CO 80121-3530  
Phone: Unknown

**AUCTION & ANALYSIS**

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

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

Outstanding Balance: TBD  
Deficiency: TBD  
Previous Minimum Bid: N/A

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

**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:

**Purchase Price (Target):**

