

Owner Name:	<b>Lovell Ethan Tyler</b>	Owner Name 2:	<b>Bassoﬀ Leah Jael</b>
Tax Billing Address:	<b>1 Covington Dr</b>	Tax Billing City & State:	<b>Englewood Co</b>
Tax Billing Zip:	<b>80113</b>	Tax Billing Zip+4:	<b>4144</b>
Owner Occupied:	<b>A</b>		

### Location Information

School District Name:	<b>Summit Re-1</b>	Census Tract:	<b>000403</b>
Subdivision:	<b>Loma Verde Sub # 1</b>	Zoning:	<b>CR1</b>
Tax Entity(ies):	<b>Rwbfpd</b>	Topography:	<b>TYPE UNKNOWN</b>
Property Street Address:	<b>30 SUNSET</b>	Lot:	<b>21</b>
Zip Code:	<b>80424</b>	County:	<b>Summit</b>
City:	<b>Breckenridge</b>	Property State Name:	<b>CO</b>
Economic Area:	<b>5 BRECK - BLUE RIVER</b>		
RealAVM™:	<b>\$1,444,900</b>	RealAVM™ Range High:	<b>\$1,690,533</b>
RealAVM™ Range Low:	<b>\$1,199,267</b>	Value As Of:	<b>06/08/2022</b>
Confidence Score:	<b>58</b>	Forecast Standard Deviation:	<b>17</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Tax Information

Schedule #:	<b>2801139</b>	Alt APN:	<b>2371-1820-06-014</b>
% Improved:	<b>69</b>	Tax Area:	<b>28</b>
Lot:	<b>21</b>		
Legal Description:	<b>LOT 21 LOMA VERDE SUB # 1</b>		

### Assessment & Taxes


Assessment Year	2021	2020	2019
Assessed Value - Total	<b>\$64,851</b>	<b>\$60,964</b>	<b>\$60,964</b>
YOY Assessed Change (\$)	<b>\$3,887</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>6%</b>	<b>0%</b>	
Market Value - Total	<b>\$907,000</b>	<b>\$852,642</b>	<b>\$852,642</b>
Market Value - Land	<b>\$282,000</b>	<b>\$183,196</b>	<b>\$183,196</b>
Market Value - Improved	<b>\$625,000</b>	<b>\$669,446</b>	<b>\$669,446</b>
Tax Year	<b>2021</b>	<b>2020</b>	<b>2019</b>
Total Tax	<b>\$3,374.52</b>	<b>\$3,198.60</b>	<b>\$3,153.13</b>
Change (\$)	<b>\$176</b>	<b>\$45</b>	
Change (%)	<b>5%</b>	<b>1%</b>	

### Characteristics

County:	<b>Summit</b>	Land Use - County:	<b>Single Family Structure</b>
Land Use - CoreLogic:	<b>Sfr</b>	Lot Acres:	<b>0.820</b>
Lot Sq Ft:	<b>35,719</b>	Basement Type:	<b>Basement</b>
Basement Sq Ft:	<b>212</b>	Building Sq Ft:	<b>3,149</b>
Above Grade Sq Ft:	<b>2,937</b>	Second Floor Sq Ft:	<b>850</b>
Finished Basement Area:	<b>212</b>	Stories:	<b>2.0</b>
Condition:	<b>Average</b>	Total Units:	<b>1</b>
Total Rooms:	<b>6.000</b>	Bedrooms:	<b>4</b>
Total Baths:	<b>3</b>	Full Baths:	<b>3.000</b>
Three Quarter Baths:	<b>1</b>	Water:	<b>WELL</b>
Sewer:	<b>Septic Tank</b>	Heat Type:	<b>Electric Baseboard</b>
Parking Type:	<b>Basement</b>	Garage Capacity:	<b>2</b>
Garage Sq Ft:	<b>576</b>	Exterior:	<b>Wood Siding</b>
Effective Year Built:	<b>1990</b>	Year Built:	<b>1981</b>

### History

### Listing History from MLS

MLS#:	Property Address	PropType:	Status	Date	Agent	Price
<b>S1036789</b>	<b>30 Sunset Dr BRECKENRIDGE 80424</b>	<b>RES</b>	<b>New Listing</b>	<b>06/11/2022</b>	<b>--&gt;A</b>	<b>2801139</b> <b>1386</b>
						
<b>S383538</b>	<b>30 Sunset Dr BRECKENRIDGE 80424</b>	<b>RES</b>	<b>New Listing</b>	<b>04/19/2013</b>	<b>--&gt;A</b>	<b>2801139</b> <b>1029</b>
<b>Sold</b>			<b>Pending</b>	<b>05/28/2013</b>	<b>A-&gt;P</b>	<b>2801139</b> <b>39</b>
			<b>Sold</b>	<b>06/28/2013</b>	<b>(\$713,000)</b>	<b>2801139</b> <b>39</b>