

## Owner Information

Owner Name:	<b>Brede Samuel</b>	Owner Name 2:	<b>Brede Jaime</b>
Tax Billing Address:	<b>PO Box 8501</b>	Tax Billing City & State:	<b>Breckenridge Co</b>
Tax Billing Zip:	<b>80424</b>	Tax Billing Zip+4:	<b>8501</b>

## Location Information

School District Name:	<b>Summit Re-1</b>	Census Tract:	<b>000403</b>
Carrier Route:	<b>R777</b>	Subdivision:	<b>Warriors Mark Sub # 2</b>
Zoning:	<b>B30-7</b>	Tax Entity(ies):	<b>Breck/BSR/Rwbfpd</b>
Topography:	<b>FLAT/LEVEL</b>	Property Street Address:	<b>61 TOMAHAWK</b>
Lot:	<b>10</b>	Zip Code:	<b>80424</b>
Zip + 4:	<b>6779</b>	County:	<b>Summit</b>
City:	<b>Breckenridge</b>	Property State Name:	<b>CO</b>
Economic Area:	<b>5 BRECK - BLUE RIVER</b>	RealAVM™ Range High:	<b>\$1,482,120</b>
RealAVM™:	<b>\$1,288,800</b>	Value As Of:	<b>06/19/2022</b>
RealAVM™ Range Low:	<b>\$1,095,480</b>	Forecast Standard Deviation:	<b>15</b>
Confidence Score:	<b>60</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>500170</b>	Alt APN:	<b>2371-0630-24-056</b>
% Improved:	<b>76</b>	Tax Area:	<b>3</b>
Lot:	<b>10</b>		
Legal Description:	<b>LOT 10 WARRIOR S MARK SUB # 2</b>		

## Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	<b>\$72,730</b>	<b>\$69,522</b>	<b>\$69,522</b>
YOY Assessed Change (\$)	<b>\$3,208</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>5%</b>	<b>0%</b>	
Market Value - Total	<b>\$1,017,200</b>	<b>\$972,336</b>	<b>\$972,336</b>
Market Value - Land	<b>\$248,100</b>	<b>\$322,562</b>	<b>\$322,562</b>
Market Value - Improved	<b>\$769,100</b>	<b>\$649,774</b>	<b>\$649,774</b>
Tax Year	<b>2021</b>	<b>2020</b>	<b>2019</b>
Total Tax	<b>\$4,153.26</b>	<b>\$4,000.09</b>	<b>\$3,948.22</b>
Change (\$)	<b>\$153</b>	<b>\$52</b>	
Change (%)	<b>4%</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>0.220</b>
Lot Sq Ft:	<b>9,583</b>	Basement Type:	<b>Basement</b>
Basement Sq Ft:	<b>1,017</b>	Building Sq Ft:	<b>2,925</b>
Above Grade Sq Ft:	<b>2,195</b>	Second Floor Sq Ft:	<b>1,208</b>
Unimproved Basement Area Sq Ft:	<b>287</b>	Finished Basement Area:	<b>730</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>2.000</b>	Half Baths:	<b>1</b>
Water:	<b>PUBLIC</b>	Sewer:	<b>Public Service</b>
Heat Type:	<b>Electric Baseboard</b>	Parking Type:	<b>Attached Garage</b>
Garage Capacity:	<b>2</b>	Garage Sq Ft:	<b>493</b>
Exterior:	<b>Wood Siding</b>	Effective Year Built:	<b>1980</b>
Year Built:	<b>1978</b>		

## History

## Listing History from MLS

MLS#: [S1036936](#)  
Active

[61 Tomahawk Ln BRECKENRIDGE 80424](#)

PropType: RES



New Listing 06/20/2022 -->A

[500170](#)

[1386](#)

MLS#: [S1002746](#)  
Sold

[61 Tomahawk Ln BRECKENRIDGE 80424](#)

PropType: RES