

# Douglas County Assessor

## PROPERTY PROFILE

Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

Appr Year: 2010

Levy: 95.253

# of Bldgs: 7

Create On:

Tax Dist: 3253

Map #:

LEA: 25114

Active On: 5/11/2010

Assign To: SLH

Initials: LBROWNEL

Acct Type: Commercial

Inactive On:

New Growth: 0

Last Updated: 5/11/2010

**Owner's Name and Address:****Property Address:**

REDWOOD ERC LITTLETON LLC

Street: 3005 MILL VISTA RD

C/O THE ALLEGIS GROUP INC

City: LITTLETON

7301 PARKWAY DR

HANOVER MD 210761159

**Business:** WINDCREST579 UNITS**Sales Summary**

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
4/30/2010	\$0	SWD	2010027245			LITTLETON CAMPUS LLC
4/30/2010	\$0	QC	2010027244			MSRESS III DENVER CAMPUS LLC
10/11/2006	\$25,000,000	QC	2006089468			LITTLETON CAMPUS LLC

**Legal Description**

LOT 1 ERICKSON 1 47.97 AM/L

Block	Lot	Tract	Section	Township	Range
	1		5	6	68

**Land Valuation Summary**

Land Type	Ag Code	Abst Code	Square Feet	Unit of Measure	Number Of Units	Value Per Unit	Actual Value	Assmt Percent	*Assessed Value
Multiple Unit		1125	2,089,573	Square Feet	2089573.2	\$4	\$8,776,207.00	0.0796	\$698,590
<b>Land Subtotal:</b>					2089573.2		\$8,776,207.00		\$698,590

**Buildings Valuation Summary**

Douglas County Assessor  
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**PROPERTY PROFILE**

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Local #:

MH Seq #:

MH Space:

Bldg #	Property Type	Abst Code	Occupancy	Actual Value	Assmt Percent	*Assessed Value
1	Multiple Unit	1225	118 - Apartment w/9 + Units	\$11,473,043	0.0796	\$913,254
2	Multiple Unit	1225	118 - Apartment w/9 + Units	\$16,943,250	0.0796	\$1,348,683
3	Multiple Unit	1225	118 - Apartment w/9 + Units	\$18,871,750	0.0796	\$1,502,191
4	Multiple Unit	1225	118 - Apartment w/9 + Units	\$23,693,000	0.0796	\$1,885,963
5	Commercial	1225	311 - Clubhouse	\$0	0.0796	\$0
6	Commercial	1225	401 - Shed - Equipment	\$0	0.0796	\$0
7	Commercial	1225	345 - Parking Structure	\$0	0.0796	\$0
<b>Improvements Subtotal:</b>				<b>\$70,981,043</b>		<b>\$5,650,091</b>

**Total Property Value****\$79,757,250****\$6,348,681**

\*Approximate Assessed Value

# Douglas County Assessor

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Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

**Building #:** 1      **Condo SF**      **Condo % Land:**      **Condo % Bldg:**      **Unit Type:**      **Landscaping \$:**  
**Property Type:** Multiple Unit      \$0.00  
**Quality:** Average      **Nbhd:** C000      **Occupancy:** Apartment w/9 + Units  
**Condition:** Good      **Nbhd Ext:** 00  
**Perimeter:** 2053      **Nbhd Adj:** 1  
**Percent Comp:** 100.00%      **Nbhd:** A05  
    **Nbhd Ext:** 00  
    **Nbhd Adj:** 1

### Individual Built As Detail

<b>Built As:</b>	Apartment > 3 Stories	<b>Year Built:</b>	2007
<b>Construction Type:</b>	Frame Brick Veneer	<b>Year Remodeled:</b>	
<b>HVAC:</b>	Central Air to Air	<b>% Remodeled:</b>	
<b>Interior Finish:</b>	Drywall	<b>Adj Year Blt:</b>	
<b>Roof Cover:</b>	Composition Shingle	<b>Effective Age:</b>	1
<b>Built As SF:</b>	263522	<b>Mh Make:</b>	
<b># of Baths:</b>		<b>Tag Length/Width:</b>	X
<b># of Bdrms:</b>		<b>Tag Length/Width:</b>	X
<b># of Stories:</b>	7	<b>Mh Skirting LF:</b>	
<b>Story Height:</b>	9	<b>MH Skirting Type:</b>	
<b>Sprinkler SF:</b>		<b>Diameter:</b>	
<b>Capacity:</b>		<b>Height:</b>	

### Building Details

### Value Details

Other Obs %: 0

Market/SF: \$43.54

# Douglas County Assessor

## PROPERTY PROFILE

Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

Building #: 2

Condo SF    Condo % Land:    Condo % Bldg:    Unit Type:    Landscaping \$:

Property Type: Multiple Unit

\$0.00

Quality: Average

Nbhd: C000

Occupancy: Apartment w/9 + Units

Condition: Good

Nbhd Ext: 00

Perimeter: 1564

Nbhd Adj: 1

Percent Comp: 100.00%

Nbhd: A05

Nbhd Ext: 00

Nbhd Adj: 1

### Individual Built As Detail

<b>Built As:</b>	Apartment > 3 Stories	<b>Year Built:</b>	2007
<b>Construction Type:</b>	Frame Brick Veneer	<b>Year Remodeled:</b>	
<b>HVAC:</b>	Forced Air	<b>% Remodeled:</b>	
<b>Interior Finish:</b>	Drywall	<b>Adj Year Blt:</b>	
<b>Roof Cover:</b>	Composition Shingle	<b>Effective Age:</b>	1
<b>Built As SF:</b>	152922	<b>Mh Make:</b>	
<b># of Baths:</b>		<b>Tag Length/Width:</b>	X
<b># of Bdrms:</b>		<b>Tag Length/Width:</b>	X
<b># of Stories:</b>	6	<b>Mh Skirting LF:</b>	
<b>Story Height:</b>	9	<b>MH Skirting Type:</b>	
<b>Sprinkler SF:</b>		<b>Diameter:</b>	
<b>Capacity:</b>		<b>Height:</b>	

### Building Details

### Value Details

Other Obs %: 0

Market/SF: \$110.80

# Douglas COUNTY ASSESSOR

## PROPERTY PROFILE

Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

Building #: 3      Condo SF      Condo % Land:      Condo % Bldg:      Unit Type:      Landscaping \$: \$0.00

Property Type: Multiple Unit

Quality: Average

Nbhd: C000

Occupancy: Apartment w/9 + Units

Condition: Good

Nbhd Ext: 00

Perimeter: 1696

Nbhd Adj: 1

Percent Comp: 100.00%

Nbhd: A05

Nbhd Ext: 00

Nbhd Adj: 1

### Individual Built As Detail

Built As:	Apartment > 3 Stories	Year Built:	2007
Construction Type:	Frame Brick Veneer	Year Remodeled:	
HVAC:	Central Air to Air	% Remodeled:	
Interior Finish:	Drywall	Adj Year Blt:	
Roof Cover:	Composition Shingle	Effective Age:	1
Built As SF:	179808	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	6	Mh Skirting LF:	
Story Height:	9	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

### Building Details

Bldg #: 3	Units	Units Price	RCN	Actual Value
<b>Add On</b>				
Sprinkler System - Interior	179808			\$178,010.00

### Value Details

Other Obs %:	0
Market/SF:	\$104.96

# Douglas County Assessor

## PROPERTY PROFILE

Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

**Building #:** 4      **Condo SF**      **Condo % Land:**      **Condo % Bldg:**      **Unit Type:**      **Landscaping \$:**  
**Property Type:** Multiple Unit      \$0.00  
**Quality:** Average      **Nbhd:** C000      **Occupancy:** Apartment w/9 + Units  
**Condition:** Good      **Nbhd Ext:** 00  
**Perimeter:** 1876      **Nbhd Adj:** 1  
**Percent Comp:** 100.00%      **Nbhd:** A05  
    **Nbhd Ext:** 00  
    **Nbhd Adj:** 1

### Individual Built As Detail

<b>Built As:</b>	Apartment > 3 Stories	<b>Year Built:</b>	2007
<b>Construction Type:</b>	Frame Brick Veneer	<b>Year Remodeled:</b>	
<b>HVAC:</b>	Central Air to Air	<b>% Remodeled:</b>	
<b>Interior Finish:</b>	Drywall	<b>Adj Year Blt:</b>	
<b>Roof Cover:</b>	Composition Shingle	<b>Effective Age:</b>	1
<b>Built As SF:</b>	220153	<b>Mh Make:</b>	
<b># of Baths:</b>		<b>Tag Length/Width:</b>	X
<b># of Bdrms:</b>		<b>Tag Length/Width:</b>	X
<b># of Stories:</b>	7	<b>Mh Skirting LF:</b>	
<b>Story Height:</b>	9	<b>MH Skirting Type:</b>	
<b>Sprinkler SF:</b>		<b>Diameter:</b>	
<b>Capacity:</b>		<b>Height:</b>	

### Building Details

Bldg #: 4	Units	Units Price	RCN	Actual Value
<b>Add On</b>				
Sprinkler System - Interior	220153			\$217,951.00

### Value Details

<b>Other Obs %:</b>	0
<b>Market/SF:</b>	\$107.62

# Douglas COUNTY ASSESSOR

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Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

**Building #:** 5      **Condo SF**      **Condo % Land:**      **Condo % Bldg:**      **Unit Type:**      **Landscaping \$:**  
**Property Type:** Commercial      \$0.00  
**Quality:** Good      **Nbhd:** C000      **Occupancy:** Clubhouse  
**Condition:** Good      **Nbhd Ext:** 00  
**Perimeter:** 944      **Nbhd Adj:** 1  
**Percent Comp:** 100.00%      **Nbhd:** A05  
    **Nbhd Ext:** 00  
    **Nbhd Adj:** 1

### Individual Built As Detail

<b>Built As:</b>	Clubhouse	<b>Year Built:</b>	2007
<b>Construction Type:</b>	S	<b>Year Remodeled:</b>	
<b>HVAC:</b>	Warm and Cool Air Zone	<b>% Remodeled:</b>	
<b>Interior Finish:</b>		<b>Adj Year Blt:</b>	2007
<b>Roof Cover:</b>		<b>Effective Age:</b>	1
<b>Built As SF:</b>	55700	<b>Mh Make:</b>	
<b># of Baths:</b>		<b>Tag Length/Width:</b>	X
<b># of Bdrms:</b>		<b>Tag Length/Width:</b>	X
<b># of Stories:</b>	2	<b>Mh Skirting LF:</b>	
<b>Story Height:</b>	9	<b>MH Skirting Type:</b>	
<b>Sprinkler SF:</b>	55700	<b>Diameter:</b>	
<b>Capacity:</b>		<b>Height:</b>	

### Building Details

Bldg #: 5	Units	Units Price	RCN	Actual Value
<b>Add On</b>				
Com Concrete Slab Good	10000			\$45,639.00
Com Swimming Pool	1			\$148,500.00
Com Asphalt Good	292231			\$798,492.00
Com Retaining Wall	1			\$15.00
Com Canopies Steel Good	2916			\$77,368.00

### Value Details

<b>Other Obs %:</b>	0
<b>Market/SF:</b>	\$0.00

# Douglas County Assessor

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Account #: R0467185

Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

Building #: 6

Condo SF

Condo % Land: Condo % Bldg: Unit Type: Landscaping \$:

Property Type: Commercial

\$0.00

Quality: Average

Nbhd: C000

Occupancy: Shed - Equipment

Condition: Good

Nbhd Ext: 00

Perimeter: 40

Nbhd Adj: 1

Percent Comp: 100.00%

Nbhd: A05

Nbhd Ext: 00

Nbhd Adj: 1

### Individual Built As Detail

Built As:	Shed - Equipment	Year Built:	2007
Construction Type:	C	Year Remodeled:	
HVAC:	None	% Remodeled:	
Interior Finish:		Adj Year Blt:	2007
Roof Cover:		Effective Age:	1
Built As SF:	100	Mh Make:	
# of Baths:		Tag Length/Width:	X
# of Bdrms:		Tag Length/Width:	X
# of Stories:	1	Mh Skirting LF:	
Story Height:	8	MH Skirting Type:	
Sprinkler SF:		Diameter:	
Capacity:		Height:	

### Building Details

### Value Details

Other Obs %: 0

Market/SF: \$0.00



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Parcel #: 222905203001

Local #:

MH Seq #:

MH Space:

**Building #:** 7      **Condo SF**      **Condo % Land:**      **Condo % Bldg:**      **Unit Type:**      **Landscaping \$:**  
**Property Type:** Commercial      \$0.00  
**Quality:** Average      **Nbhd:** C000      **Occupancy:** Parking Structure  
**Condition:** Good      **Nbhd Ext:** 00  
**Perimeter:** 597      **Nbhd Adj:** 1  
**Percent Comp:** 100.00%      **Nbhd:** A05  
    **Nbhd Ext:** 00  
    **Nbhd Adj:** 1

### Individual Built As Detail

<b>Built As:</b>	Parking Structure	<b>Year Built:</b>	2008
<b>Construction Type:</b>	S	<b>Year Remodeled:</b>	
<b>HVAC:</b>	None	<b>% Remodeled:</b>	
<b>Interior Finish:</b>		<b>Adj Year Blt:</b>	2008
<b>Roof Cover:</b>		<b>Effective Age:</b>	0
<b>Built As SF:</b>	22295	<b>Mh Make:</b>	
<b># of Baths:</b>		<b>Tag Length/Width:</b>	X
<b># of Bdrms:</b>		<b>Tag Length/Width:</b>	X
<b># of Stories:</b>	1	<b>Mh Skirting LF:</b>	
<b>Story Height:</b>	12	<b>MH Skirting Type:</b>	
<b>Sprinkler SF:</b>		<b>Diameter:</b>	
<b>Capacity:</b>		<b>Height:</b>	

### Building Details

Bldg #: 7	Units	Units Price	RCN	Actual Value
<b>Basement</b>				
Parking	22295			\$722,768.23

### Value Details

<b>Other Obs %:</b>	0
<b>Market/SF:</b>	\$0.00