



Property Record Card

Montrose County Assessor's Office

**FRUIT PARK STORAGE
LLC**

727 FRUIT PARK RD
MONTROSE, CO 81403-4519

Account: R0007782
FRUIT PARK STORAGE/
AIRTIGHT FOAM SOLUTIONS
Tax Area: - 001101
Acres: 4.460

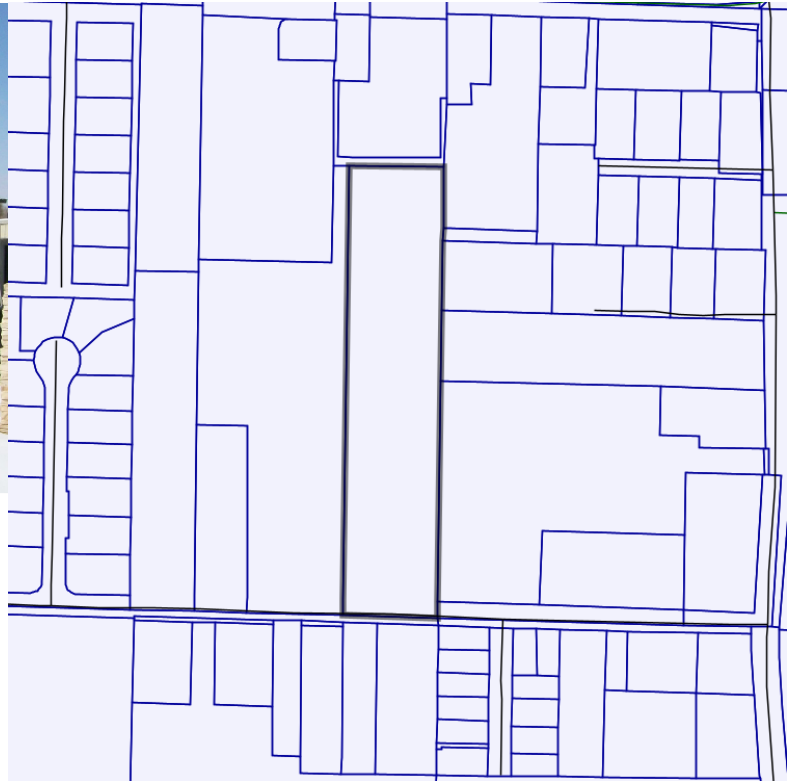
Parcel: 3767-332-00-035
Situs Address:
727 FRUIT PARK RD
MONTROSE, 81403

Value Summary

Value By:	Market	Override
Commercial Land (1)	\$117,970	N/A
Commercial (1)	\$245,080	N/A
Commercial (2)	\$214,220	N/A
Commercial (3)	\$272,750	N/A
Commercial (4)	\$160,440	N/A
Commercial (5)	\$421,320	N/A
Commercial (6)	\$247,310	N/A
Commercial (7)	\$110,470	N/A
Commercial (8)	\$113,450	N/A
Commercial (9)	\$142,900	N/A
Commercial Xfob (1)	\$1,170	N/A
Commercial Xfob (2)	\$29,990	N/A
Commercial Xfob (3)	\$131,060	N/A
Commercial Xfob (4)	\$74,750	N/A
Commercial Xfob (5)	\$42,520	N/A
Total	\$2,325,400	\$2,325,400

Legal Description

S: 33 T: 49 R: 9 A TRT LD BEG AT SE COR E2NW4NW4 33-49-9 TH
N
955FT TH W 203.4FT TH S 955FT TH N 89D55M E
203.4FT TO POB



Public Remarks

Entry Date	Model	Remark
12/12/2024		REFERENCED ON SURVEY PLAT #731 9/11/2022



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Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
690553	07/19/2002	WDJT	UV	Y	\$95,000	2447.79	\$95,000	2447.79	\$95,000	2447.79

Commercial Land Occurrence 1

Abstract Code	2135 - WAREHOUSE/STORAGE-LAND	Neighborhood	2770 - WEST COUNTY
Land Code	277555 - FRUIT PARK COMM (OVER 4 AC)	Zoning	115 - COUNTY "B"-GENERAL BUSINESS

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
Acres	4.46			
Total	4.46			
	Value	Rate	Rate	Rate
	\$117,970	26,450.67		

Commercial Occurrence 1

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	88 - MINI-STG = 8 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Fixtures	0	Units	34
Stories	1	Perimeter	294 - WARE/IND P=1000 A=12000
Actual Year Built	2003	Effective Year Built	2003
Depreciation	352003 - 35YR-2003	Spec Condition Code	4 - ECONOMIC OBSOLESCENCE
Spec Code Percent	94		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	4,700	4,700	4,700	4,700
Total	4,700.00	4,700.00	4,700.00	4,700.00
	Value	Rate	Rate	Rate
	\$245,080	52.14	52.14	52.14

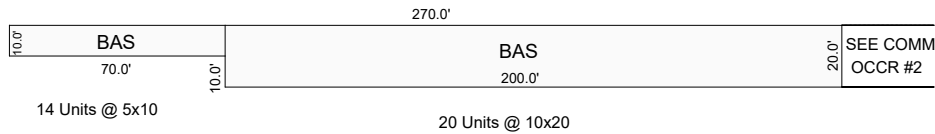


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Commercial Occurrence 1

BUILDING A



AYB=2003

Sketch by Apex Medina™

Commercial Occurrence 2

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	88 - MINI-STG = 8 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Units	20	Stories	1
Perimeter	294 - WARE/IND P=1000 A=12000	Actual Year Built	2004
Effective Year Built	2004	Depreciation	352004 - 35YR-2004
Spec Condition Code	4 - ECONOMIC OBSOLESCENCE	Spec Code Percent	94

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	4,000	4,000	4,000	4,000
Total	4,000.00	4,000.00	4,000.00	4,000.00
	Value	Rate	Rate	Rate
	\$214,220	53.56	53.56	53.56



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Commercial Occurrence 2

BUILDING A

SEE COMM OCCR #1	200.0' BAS	20.0'
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20 Units @ 10x20

AYB=2004

Sketch by Apex Medina™

Commercial Occurrence 3

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	88 - MINI-STG = 8 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Units	16	Stories	1
Perimeter	238 - WARE/IND P=500 A=8000	Actual Year Built	2007
Effective Year Built	2007	Depreciation	352007 - 35YR-2007
Spec Condition Code	4 - ECONOMIC OBSOLESCENCE	Spec Code Percent	94

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	5,100	5,100	5,100	5,100
Total	5,100.00	5,100.00	5,100.00	5,100.00
	Value	Rate	Rate	Rate
	\$272,750	53.48	53.48	53.48



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Commercial Occurrence 3

BUILDING B

20.0'		150.0'		30.0'	
BAS ADDN YR UNKN	30.0'	BAS	30.0'	SEE COMM OCCR #4	
9 UNITS		AYB=2007	7 UNITS		

Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 4

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	88 - MINI-STG = 8 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Units	18	Stories	1
Perimeter	238 - WARE/IND P=500 A=8000	Actual Year Built	2007
Effective Year Built	2007	Depreciation	352007 - 35YR-2007
Spec Condition Code	4 - ECONOMIC OBSOLESCENCE	Spec Code Percent	94

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	3,000	3,000	3,000	3,000
Total	3,000.00	3,000.00	3,000.00	3,000.00
	Value	Rate	Rate	Rate
	\$160,440	53.48	53.48	53.48

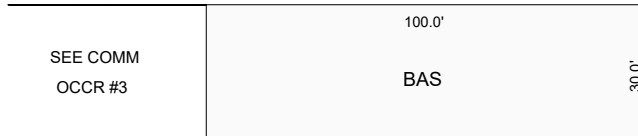


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Commercial Occurrence 4

BUILDING B



18 UNITS

AYB=2007

Sketch by Apex Medina™

Commercial Occurrence 5

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	59 - IND WHS HT = 16 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	2 - NATURAL GAS
Heating Type	4 - SUSPENDED SPACE HEATERS	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Units	6	Stories	1
Perimeter	250 - WARE/IND P=600 A=12000	Actual Year Built	2005
Effective Year Built	2005	Depreciation	352005 - 35YR-2005
Spec Condition Code	4 - ECONOMIC OBSOLESCENCE	Spec Code Percent	94

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	6,970	6,970	6,970	6,970
Total	6,970.00	6,970.00	6,970.00	6,970.00
Value	Rate	Rate	Rate	Rate
\$421,320	60.45	60.45	60.45	60.45

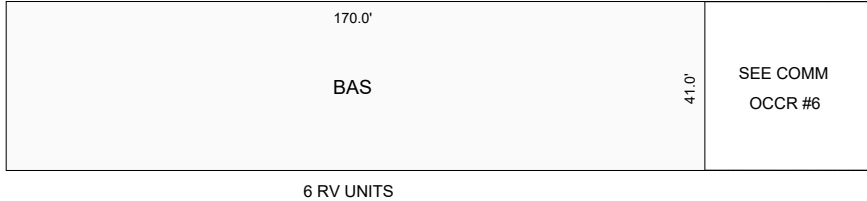


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Commercial Occurrence 5

BUILDING C



AYB=2005

Sketch by Apex Medina™

Commercial Occurrence 6

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	58 - IND WHS HT = 14 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Units	8	Stories	1
Perimeter	250 - WARE/IND P=600 A=12000	Actual Year Built	2007
Effective Year Built	2007	Depreciation	352007 - 35YR-2007
Spec Condition Code	4 - ECONOMIC OBSOLESCENCE	Spec Code Percent	94

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	4,305	4,305	4,305	4,305
Total	4,305.00	4,305.00	4,305.00	4,305.00
	Value	Rate	Rate	Rate
	\$247,310	57.45	57.45	57.45

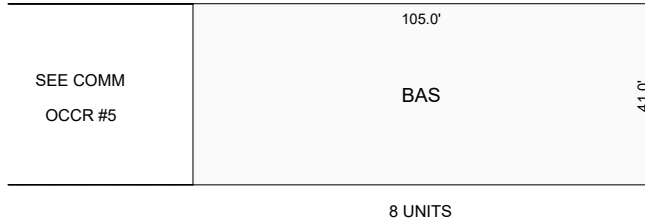


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Commercial Occurrence 6

BUILDING C



AYB=2007

Sketch by Apex Medina™

Commercial Occurrence 7

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	88 - MINI-STG = 8 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Fixtures	0	Units	20
Stories	1	Perimeter	269 - WARE/IND P=800 A=8000
Actual Year Built	2003	Effective Year Built	2003
Depreciation	352003 - 35YR-2003	Spec Condition Code	4 - ECONOMIC OBSOLESCENCE
Spec Code Percent	94		

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	2,000	2,000	2,000	2,000
Total	2,000.00	2,000.00	2,000.00	2,000.00
	Value	Rate	Rate	Rate
	\$110,470	55.24	55.24	55.24



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Commercial Occurrence 7

BUILDING D

10.0'	200.0' BAS	SEE COMM OCCR #8
20 Units @ 10x10		

AYB=2003

Sketch by Apex Medina™

Commercial Occurrence 8

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	68 - MINI STG S AVG 35	Architecture Style	70 - MINI-STORAGE
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	88 - MINI-STG = 8 FT	Roof Structure	2 - SHED
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Units	20	Stories	1
Perimeter	269 - WARE/IND P=800 A=8000	Actual Year Built	2004
Effective Year Built	2004	Depreciation	352004 - 35YR-2004
Spec Condition Code	4 - ECONOMIC OBSOLESCENCE	Spec Code Percent	94

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	2,000	2,000	2,000	2,000
Total	2,000.00	2,000.00	2,000.00	2,000.00
	Value	Rate	Rate	Rate
	\$113,450	56.73	56.73	56.73



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Commercial Occurrence 8

BUILDING D

SEE COMM OCCR #7	10.0'	200.0' BAS
20 Units @ 10x10		

AYB=2004

Sketch by Apex Medina™

Commercial Occurrence 9

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
Building Type	118 - WAREHSE S AVG 40	Architecture Style	74 - SHOP
Quality	2 - AVERAGE	Condition	4 - AVERAGE
Room Height	57 - IND WHS HT = 12 FT	Roof Structure	3 - GABLE
Roof Cover	5 - PRO PANEL METAL	Heating Fuel	1 - NONE
Heating Type	1 - NONE	Air Condition	1 - NONE
Frame	2 - STEEL FRAMING	Foundation	4 - CONCRETE SLAB
Fixtures	0	Units	1
Stories	1	Perimeter	190 - WARE/IND P=150 A=1500
Actual Year Built	2003	Effective Year Built	2003
Depreciation	402003 - 40YR-2003	Spec Condition Code	4 - ECONOMIC OBSOLESCENCE
Spec Code Percent	94		

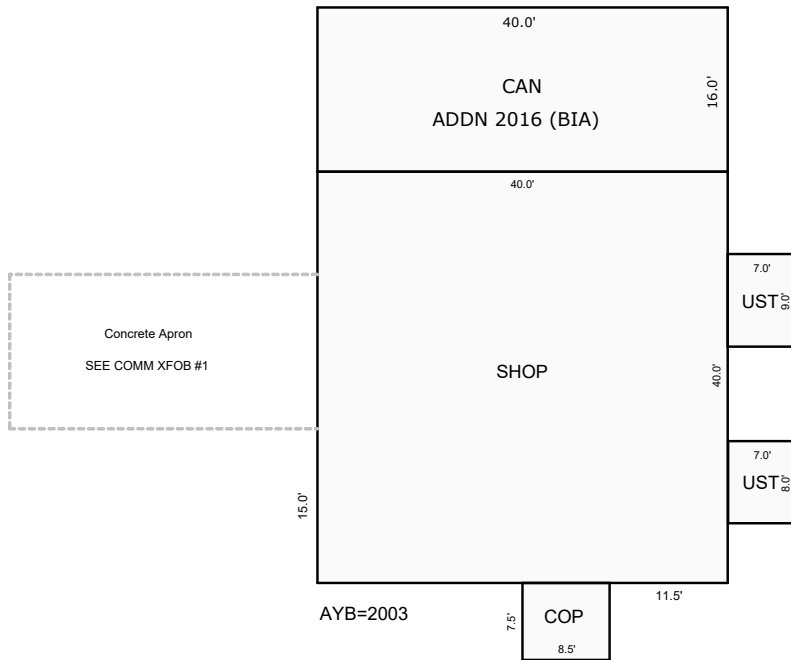
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
BAS - Base Area	1,600	1,600	1,600	1,600
CAN - Canopy	640	128		
COP - Covered Open Porch	64	13		
UST - Unfinished Storage	119	60		119
Total	2,422.70	1,800.20	1,600.00	1,719.00
	Value	Rate	Rate	Rate
	\$142,900	58.98	89.31	83.13



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Commercial Occurrence 9



Sketch by Apex Sketch v5 Pro™

Commercial Xfob Occurrence 1

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
XFOB Code	2333 - CONCRETE PARKING	Actual Year Built	2003
Effective Year Built	2003	Depreciation 20	2003 - 20YR-2003

SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
SQFT	450			
Total	450.00			
	Value	Rate	Rate	Rate
	\$1,170	2.60		

Commercial Xfob Occurrence 2

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
XFOB Code	2777 - MATERIAL SHELTER	Actual Year Built	2005
Effective Year Built	2005	Depreciation 20	2005 - 20YR-2005
Adjustment 1	70		

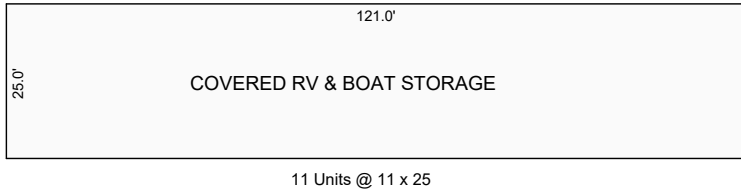
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
SQFT	3,025			
Total	3,025.00			
	Value	Rate	Rate	Rate
	\$29,990	9.91		



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Commercial Xfob Occurrence 2



AYB=2005

Sketch by Apex Medina™

Commercial Xfob Occurrence 3

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
XFOB Code	2777 - MATERIAL SHELTER	Actual Year Built	2009
Effective Year Built	2009	Depreciation	20
Adjustment 1	95		2009 - 20YR-2009

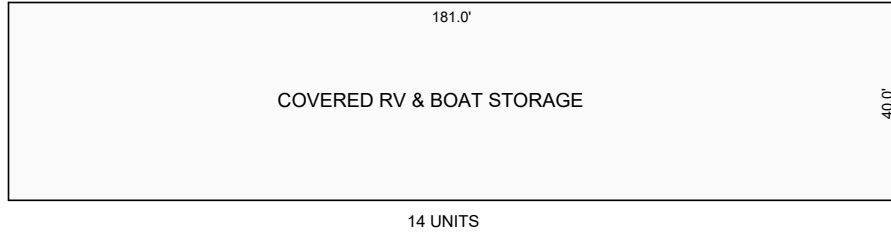
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
SQFT	7,240			
Total	7,240.00			
	Value	Rate	Rate	Rate
	\$131,060	18.10		



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Commercial Xfob Occurrence 3



AYB= 2009

Sketch by Apex Medina™

Commercial Xfob Occurrence 4

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
XFOB Code	2777 - MATERIAL SHELTER	Actual Year Built	2013
Effective Year Built	2013	Depreciation 20	2013 - 20YR-2013
Adjustment 1	70		

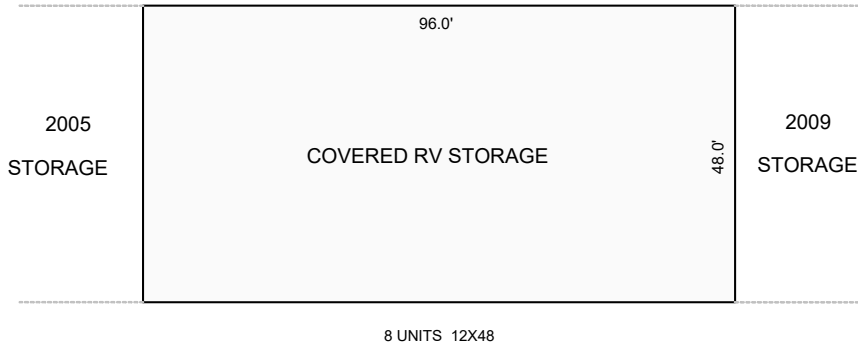
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
SQFT	4,608			
Total	4,608.00			
	Value	Rate	Rate	Rate
	\$74,750	16.22		



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Commercial Xfob Occurrence 4



Sketch by Apex Sketch v5 Pro™

Commercial Xfob Occurrence 5

Abstract Code	2235 - WAREHOUSE/STORAGE-IMPS.	Neighborhood	2770 - WEST COUNTY
XFOB Code	2555 - STORAGE BLDG	Effective Year Built	2005
Depreciation 20	2005 - 20YR-2005	Adjustment 1	75

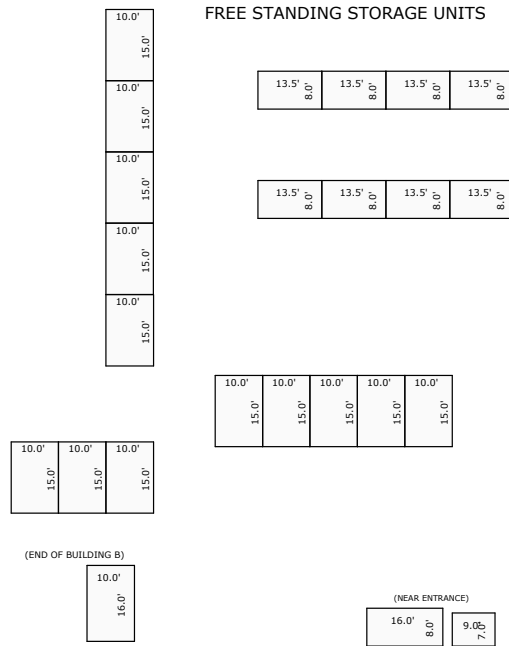
SubArea	ACTUAL	EFFECTIVE	HEATED	FOOTPRINT
SQFT	3,165			
Total	3,165.00			
	Value	Rate	Rate	Rate
	\$42,520	13.43		



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Commercial Xfob Occurrence 5



Sketch by Apex Sketch v5 Pro™

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
2135	WAREHOUSE/STORAGE -LAND	\$117,970	\$29,490	\$117,970	\$29,490	NA	NA
2235	WAREHOUSE/STORAGE -IMPS.	\$2,207,430	\$551,860	\$2,207,430	\$551,860	NA	NA
Total		\$2,325,400	\$581,350	\$2,325,400	\$581,350	NA	NA