



Elementary: Douglass
Middle/Jr.: Platt
High School: Fairview
School District: Boulder Valley Dist Re2

Lot SqFt: 44,312 **Approx. Acres:** 1.02
Elec: Xcel **Water:** Hoover Hill
Gas: Xcel **Taxes:** \$6,531/2022
PIN: **Zoning:** RE-ER
Waterfront: No **Water Meter Inst:** Yes
Well Permit #:

HOA: No
Metro Dist: No

Water Tap Fee: **Sewer Tap Fee:**
Irrigation Water Rights: No
Has Irrig Ditches: No
Well Information:
Water Rights:
Lake/Reservoir/Stream:
Crops:
Improvements on Prop: No

951 Rainbow Way, Boulder 80303

IRES MLS # : 992935

\$1,350,000

VACANT LAND/LOTS

ACTIVE

Locale: Boulder

County: Boulder

Subdivision: Lake Shore Estates

Legal: Lot 5, Block 1, Lake Shore Estates

Nearest Town:

Miles To Nearest Town:

DOM: 80

Built:

SqFt Source:

New Const: No

Builder:

Listing Comments: One-of-a-kind lot with spectacular views of the Flatiron Mountains framed over Baseline Reservoir. Snow-capped back range mountain views to the west. Private wooded lot creates a special retreat to build your dream home. Property includes eligibility for membership to Baseline Reservoir (Currently there is a wait list). Location provides best of both worlds with a rural feel, yet just a few minutes from downtown. Property is on city water and city sewer provided by Hoover Hill Water and Sanitati (...). **Broker Remarks:** The current owners removed the existing home. Owners have a recent survey and soils report. Home square footage allowed on the lot was calculated by the county to be 5,396 square feet. (Buyers to confirm with Boulder County).

Driving Directions: From Cherryvale Road turn east on Baseline Road, then north on Rainbow Way

Property Features

Location Description: Corner Lot, Wooded Lot, Evergreen Trees, Deciduous Trees **Fences:** Partially Fenced, Wood Fence **Views:** Back Range/Snow Capped, Foothills View, Water View **Road Access:** County Road/County Maintained **Road Surface At Property Line:** Blacktop Road **Number of Living Unit Allowed:** 1 Unit Allowed **Utilities:** Electricity at Property, Natural Gas at Property **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** Minimal Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional

LA: Scott Miller **Phone:** 303-548-2328 **Email:** scottmiller@boulderco.com **Fax:** 303-449-8554

LO: RE/MAX of Boulder, Inc **Broker Phone:** 303-449-7000

COMP: 2.8% **Buyer Excl:** No **Contract:** R **For Showings:** Scott Miller: 303-548-2328

Min EM: \$25,000 **EM Recip:** Land Title - Boulder **Lim Service:** N

Prepared By: Clare Gleason - Oct 12, 2023, 8:17:57 AM

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Public Records Report

951 Rainbow Way, Boulder, CO 80303-3023, Boulder County

Owner Information

Name (Last First)	Johnson Kirk L	Tax Billing Zip	80304
Name 2	Walters Heather E	Tax Billing Zip+4	2330
Tax Billing Address	2035 Glenwood Dr	Owner Occupied	No
Tax Billing City	Boulder, CO		

Location Information

School District	800480	County Use Code	1 Family Resid
Subdivision	Lake Shore Estates	Tract #	127.10
Census Tract	127.10	Situs Zip Code	80303
Carrier Route	C010	Flood Zone Code	X
Zoning	ER	Flood Zone Panel	08013C0414K
Township Range Sect	1N-70-35	Flood Zone Date	12/07/2017

Tax Information

Realist Tax ID	R0037484	Total Assessed Value	\$62,647
Realist Alt APN	1463353-10-005	Land Assessment	\$505,400
Realist PIN	R0037484	Improv. Assessment	\$396,000
Tax Year	2022	Percent Improved	44%
Taxes	\$6,531	Tax Area	1459
Assessment Year	2022	Lot Number	5
Total Actual Value	\$901,400	Block ID	1
Legal Description	LOT 5 BLK 1 LAKE SHORE ESTATES		

Characteristics

Land Use	SFR	Full Baths	3
Finished Sq Ft	2,360	3/4 Baths	1
Gross Area	3,244	Cooling Type	Evap Cooler
Lot Acres	1.0173	Heat Type	Forced Air
Lot Area	44,312	Garage SqFt	702
Basement Type	Unfinished	Roof Material	Asphalt
Style	Ranch	Construction	Frame
Stories	1	Interior Wall	Wood Panel
Condition	Good	Exterior	Stone
Quality	Good	Year Built	1955
Total Rooms	6	Effective Year Built	1964
Bedrooms	3	Above Gnd SqFt	2,360
Total Baths	3		

Last Market Sale

Recording Date	12/23/2021	Name (Last First)	Johnson Kirk L
Settle Date	12/22/2021	Name 2	Walters Heather E
Sale Price	\$1,145,000	Seller	Geolfos Martha M
Document Number	3936513	Price Per SqFt	\$485.17

Deed TypePersonal Representative's
Deed**Title Company**

Fidelity National Title Co

Sale History

Recording Date	12/23/2021	11/24/1998	11/02/1998	07/20/1992	05/21/1986
Sale Price	\$1,145,000	\$363,000	\$0	\$200,000	\$115,000
Nominal			Y		
Buyer Name	Johnson Kirk L	Geolfos Martha M	Swanton Marshal T	Swanton Marshal T	
Buyer Name 2	Walters Heather E				
Seller Name	Geolfos Martha M		Swanton Mary E		
Document Number	3936513	1874318	1865670	1203818	760886
Document Type	Personal Representative's Deed	Warranty Deed	Executor's Deed	Deed (Reg)	Warranty Deed

Mortgage History

Mortgage Date	12/20/2012	04/11/2008	03/28/2008	03/29/2002	11/24/1998
Mortgage Amount	\$219,000	\$254,433	\$255,754	\$274,135	\$272,800
Mortgage Lender	Elevations Fcu	Citimortgage	Elevations Fcu	First Nationwide Mtg Corp	Washington Mutual Bk Fa
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional

Property Details

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Deed# Sale Date Recorded Sale Price



Zoning Report for Account R0037415

Today's Date: 10/12/2023

Address: 6650 FAIRVIEW DR
 Parcel Number: 146335316011
 Zoning: ER - Estate Residential
 Wind Load (Vult): 155
 Ground Snow Load
 (lbs/sqft): 40

Land Use Department Permits and Dockets

LU-22-0030 Limited Impact Special Use Review to permit 1,992 cubic yards of driveway earthwork, and Site Plan Review to deconstruct the existing 2,498 sq. ft. residence before constructing a new 5,353 sq. ft. residence on a .91 acre parcel where the presumptive size maximum is 4,519 square feet.

SPR-22-0133 PROPOSED: Site Plan Review to deconstruct the existing 2,498 sq. ft. residence before constructing a new 5,173 sq. ft. residence on a .91 acre parcel where the presumptive size maximum is 4,530 square feet.
 APPROVED: Site Plan Review to deconstruct the existing 2,498 sq. ft. residence before constructing a new 4,530 sq. ft. residence on a .91 acre parcel where the presumptive size maximum is 4,530 square feet.

BP-98-1440 REPLACE DEFECTIVE METER HOUSING

BP-95-0326 REPLACE FURNACE IN RESIDENCE



Elementary: Douglass
Middle/Jr.: Platt
High School: Fairview
School District: Boulder Valley Dist Re2

Lot SqFt: 39,689 **Approx. Acres:** 0.91
Elec: Xcel **Water:** Hoover Hill Water
Gas: Xcel **Taxes:** \$4,660/2020
PIN: 146335316011 **Zoning:** ER
Waterfront: No **Water Meter Inst:** Yes
Water Rights: No **Well Permit #:**
HOA: No
Metro Dist: No

Bedrooms: 4		Baths: 2		Rough Ins: 0		
<u>Baths</u>	<u>Bsmt</u>	<u>Lwr</u>	<u>Main</u>	<u>Upr</u>	<u>Addl</u>	<u>Total</u>
Full	0	0	1	0	0	1
3/4	1	0	0	0	0	1
1/2	0	0	0	0	0	0

All Bedrooms Conform: No

Rooms	Level	Length	Width	Floor
Primary Bdrm	M	13	13	Wood
Bedroom 2	M	13	11	Wood
Bedroom 3	M	16	10	Wood
Bedroom 4	B	13	13	Other
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	-	-	-	-
Family room	B	25	16	Other
Great room	-	-	-	-
Kitchen	M	16	10	Vinyl
Laundry	B	15	10	Other
Living room	M	23	18	Wood
Rec room	-	-	-	-
Study/Office	B	13	13	Other

6650 Fairview Dr, Boulder 80303

IRES MLS # : 956444

\$1,350,000

RESIDENTIAL-DETACHED / LAND

SOLD

Locale: Boulder

County: Boulder

Subdivision: BASELINE HEIGHTS

Legal: LOT 10, BLK 1, BASELINE HEIGHTS SUBDIVISION

Total SqFt All Lvl:	2498	Basement SqFt:	1249
Total Finished SqFt:	1249	Lower Level SqFt:	0
Finished SqFt w/o Bsmt:	1249	Main Level SqFt:	1249
Upper Level SqFt:	0	Addl Upper Lvl:	0

Garage Spaces: 0 **Garage Type:** None

Garage SqFt:

Built: 1957

SqFt Source: Assessor records

New Const: No

Builder:

Model:

New Const Notes:

CoListing Agent: Catherine Burgess 303-506-5669

CoListing Office: Compass - Boulder 303-487-5472

Listing Comments: Wake up to sweeping views of Baseline Lake, the iconic Boulder Flatirons AND the snow-capped back range. With rare unobstructed water AND mountain views, this property presents a once-in-a-lifetime opportunity to remodel to your specifications or build your dream home on one of Boulder's best view lots. Just 15 minutes by car and 30 by bike on the Boulder Creek Path to Boulder's Pearl Street Mall, it's close enough for convenience, but far enough to feel the serenity of Colorado country living. (...) **Broker Remarks:** ***HOA is NOT in Existence anymore-Verified with Title *** To verify property lines - view PLAT-map in Boulder Tax Assessor site *** Contact Catherine Burgess w/ questions, 303.506.5669; do not contact Andy. No overlapping tours. Please wear a mask & booties, take them with you. No cards. OFFERS must have a 48 hour acceptance minimum. No Sunday deadlines. Please write offers with Andy Burgess as listing agent; cc Catherine Burgess on all communication. Buyer to verify all MLS info including SqF (...)

Sold Date: 03/18/2022

Sold Price: \$1,350,000

Terms: CASH

DOM: 94 **DTO:** 66 **DTS:** 94

Down Pmt Assist: N

Concession Type: None

BA: Robin Sanders

303-928-9680

BO: RE/MAX of Boulder, Inc

303-449-7000

Property Features

Style: 1 Story/Ranch **Construction:** Wood/Frame, Wood Siding, Painted/Stained **Roof:** Composition **Roof Type:** Fixer-Upper
Outdoor Features: Patio **Location Description:** Deciduous Trees, Native Grass, Level Lot, Rolling Lot, Sloping Lot, Steep Lot, House/Lot Faces S, Unincorporated **Views:** Back Range/Snow Capped, Foothills View, Plains View, Water View **Lot Improvements:** Street Paved, Fire Hydrant within 500 Feet **Road Access:** County Road/County Maintained, Easement, Privately Maintained **Road Surface At Property Line:** Blacktop Road **Basement/Foundation:** Full Basement, Unfinished Basement, Daylight Basement **Heating:** Forced Air, 2 or more Heat Sources, Wall Heater **Inclusions:** Window Coverings, Electric Range/Oven, Self-Cleaning Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Laundry Tub, Disposal, Smoke Alarm(s) **Energy Features:** Southern Exposure, Double Pane Windows **Design Features:** Eat-in Kitchen, Wood Windows, Stain/Natural Trim, Washer/Dryer Hookups, Wood Floors, 6-Panel Doors **Primary Bedroom/Bath:** Shared Primary Bath, Full Primary Bath **Fireplaces:** Living Room Fireplace, Masonry Fireplace, Single Fireplace **Disabled Accessibility:** Level Lot, Level Drive, Near Bus, Exterior Door

LA: Andy Burgess **Phone:** 303-301-4718 **Email:** andy@burgessgrouprealty.com **Fax:** -

LO: Compass - Boulder **Broker Phone:** 303-487-5472

TB: 2.8% **BA:** 2.8% **Buyer Excl:** No **Contract:** R **For Showings:** ShowingTime: 303-573-7469

Min EM: \$50,000 **EM Recip:** Heritage Title - Michelle Gay **Lim Service:** N

Prepared By: Clare Gleason - Oct 12, 2023, 8:27:07 AM

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