

261 RAWHIDE RD

CO

Private owner · Eagle County, CO

PARCEL	COMPILED	DATA AS OF
R015721	2026-08-29	2026-08-28

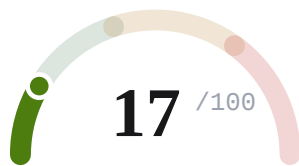
Compiled from Colorado public records. Descriptive, not predictive — each datum cites its source in the appendix. Verify with the originating office before acting. Not investment, legal, tax, insurance, or real-estate advice.

01 Executive summary

THE READ

This is a 0-acre distressed parcel with active filings on record.

DILIGENCE SIGNAL (EXPERIMENTAL)



LOW SIGNAL

Higher composite score than 89% of scored county parcels

ASSESSOR VALUE

\$1,904,140
\$5,770,121 / acre • 0.3 ac

WHAT MATTERS MOST

- 2 active distress signals on public record — the title position needs confirming before any offer.

Acrescope Indicators

Proprietary multi-domain composite — distress, fire, geohazards, soils, ownership & water records joined to one parcel.

DILIGENCE SIGNAL (EXPERIMENTAL)

17/100

LOW SIGNAL

Low-signal — ranks high only because most county parcels carry few signals

MOTIVATED SELLER SCORE

10/100

LOW SIGNAL

Low-motivation — ranks high only because most county parcels carry few signals

TOP CONTRIBUTING FACTORS

- 1 lis pendens

Acrescope Risk Model v0.2 (experimental) — a rule-based composite over distress, fire, geohazard, soil, ownership & water records. Not yet calibrated; the cited records outrank the number. Methodology & changelog: acrescope.com/methodology/score

Key findings

- 2 active distress signals on public record (foreclosure notice, lien, lis pendens, or judgment).
- Owner mailing address is out of state.
- Matches 1 Acrescope pattern: Recent Burn Zone.

Matched patterns

Recent Burn Zone

score 60

fires within 5mi: 1 · fires in perimeter: 0

02 Recommended diligence

The specific records to pull and verify next — derived from this parcel's signals. Informational, not legal advice.

☐**CORA the county clerk & recorder for each distress instrument**

The site lists the filing; the recorded document gives the amount, lienholder, and exact status that drive any negotiation.

☐**Check well-permit availability with CO Division of Water Resources**

With no decreed surface rights, a permitted well is the path to legal on-site water.

☐**Apply the matched rebate stack**

3 programs match this address; several stack with each other.

03 Property & valuation**Property facts**

ASSESSOR MARKET VALUE	LAST RECORDED SALE	YEAR BUILT
\$1,904,140	—	—
LOT SIZE	BED / BATH	LIVING AREA
0.33 ac	— / —	—

Colorado assessor "market value" reflects ag-use valuation on many rural parcels and can understate true value by an order of magnitude. Where a comp-based estimate exists, it appears below.

Cost & value

ASSESSOR VALUE	COMP ESTIMATE	REBATES AVAILABLE
\$1,904,140	—	up to \$1,000

- No trustworthy comparable-sale base in this county yet — we show “no comp” rather than inventing a number.
- Up to \$1,000 in stackable mitigation rebates may apply to this address (listed in the diligence section).

04 Land & stewardship

Land health & regenerative potential

Land-health read from the soil survey and land cover.

- Soil productivity (NCCPI) 0.16 — low crop productivity — better suited to grazing or range.
- Not prime farmland.
- Non-irrigated land-capability class 4e — cultivable with careful management.
- Soil drainage: Well drained.

Stewardship & program opportunities

Programs this land may fit — eligibility only, confirmed by a site assessment. Not financial or tax advice.

Could be a conservation-easement candidate

Undeveloped land — especially adjacent to public land or with open / riparian habitat — may qualify for a conservation easement held by a land trust, carrying a federal tax deduction and the Colorado conservation-easement tax credit. Consult a land trust and a tax professional; this is not tax advice.

Colorado Coalition of Land Trusts

Soil from USDA SSURGO/NCCPI at the parcel centroid; land cover from NLCD. A descriptive read of regenerative potential — not agronomic, financial, or tax advice.

05 Water & subsurface

Water rights — decree detail

No decreed water rights on record.

Well-permit feasibility

Can you get a well here — from Colorado's exempt-well rules (§37-92-602) and lot size. Not legal advice.

Household-use-only (typical under 35 ac)

At 0.33 acres (below the 35-acre threshold), a new exempt well is typically limited to household-use-only — indoor use in a single-family dwelling, with no outdoor irrigation or livestock — particularly in platted subdivisions or over-appropriated basins. Confirm the available permit type with DWR.

- Exempt wells are capped at 15 gpm and may not injure senior water rights.
- In an over-appropriated basin (much of the West Slope), a larger or non-exempt well requires a court-approved augmentation plan. The 8 Designated Ground Water Basins (eastern plains) follow separate Ground Water Commission rules.
- Verify the available permit type, exempt-well eligibility, and any augmentation requirement with the CO Division of Water Resources before relying on well water. Not legal advice.

06 Risk & data summary

Distress & encumbrances

2 active signals on record — 1 lis pendens. Most recent 2026-07-31.

Ownership

Private owner. Mailing: 2595 SW 105TH TER FORT LAUDERDALE, FL 33324-7611.

Climate & hazards

Wildfire building-damage potential not rated here (CO-WRA leaves non-burnable / irrigated land unrated — a data gap, not a low-risk signal). Not in a mapped FEMA Special Flood Hazard Area. Elevation 2,250 m.

Insurability — Standard market

Wildfire building-damage potential isn't rated here — the CO Wildfire Risk Assessment doesn't rate non-burnable or irrigated land, so this is a data gap, not a sign of low risk. Insurability is therefore unconfirmed; mountain-property carriers vary widely — obtain a quote before relying on coverage. Not a quote.

07 Sources & methodology

Acrescope aggregates Colorado public-records data — county assessor parcel records, CO Secretary of State business filings, CO Division of Water Resources, FEMA NFHL, CO State Forest Service wildfire scoring, ECMC oil & gas data, NIFC fire history, US Census ACS, EPA, and county clerk & recorder distress filings. Data is provided as-is for informational purposes only and may contain errors or be out of date. Acrescope makes no warranty of accuracy, completeness, or fitness for any purpose. Nothing herein is investment, legal, tax, insurance, or real-estate advice. Spot an error? Email corrections@acrescope.com.

© 2026 Acrescope · acrescope.com · Report compiled 2026-08-29 · data as of 2026-08-28