



Due Diligence Report

CO-Costilla-70201570

Property Details

Owner Name	AUBUCHON FRANCIS A & ELIZABETH A
Owner Address	41 STALLBROOK RD, MILFORD, MA 017573583
Assessor's Parcel Number	70201570

Property Facts

Address	N/ A
County	Costilla
State	CO
Subdivision/Block/Lot	SANGRE DE CRISTO RANCHES/12/3
Legal Description (unofficial)	S.D.C.R. UNIT A-2 BLK 12 LOT 3 CONT. 5.135 AC.
T R S	T-31S, R-72W, S-11
Parcel Size	5.17
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=37.3641357421875,-105.40936279296875
Property Record	https://costilla-assessor-tyler.obus.io/assessor/taxweb/account.jsp?accountNum=R010439

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	37°21'50.89"N,105°24'33.71"W	37.364136,-105.409363	7981
SE	37°21'48.48"N,105°24'30.9"W	37.363466,-105.408583	7984
SW	37°21'48.51"N,105°24'36.63"W	37.363474,-105.410174	7978
NW	37°21'52.78"N,105°24'36.77"W	37.364661,-105.410213	7976
NE	37°21'53.72"N,105°24'30.9"W	37.364922,-105.408584	7984

Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	30-09-1986
Deed Record Location	BK : 247, PG: 176

County Website Information

County Website	https://www.costillacounty.gov/	
Treasurer	https://costillacountyco-treasurer.tylerhost.net/treasurer/web/	(719) 937-7672
Recorder/Clerk	https://www.costillacounty.gov/clerk-recorder/page/recording	(719) 937-7671
Planning/Zoning	https://www.costillacounty.gov/planning-and-zoning	(719) 937-7668
GIS Website	https://portico.mygisonline.com/html5/costillaco/	
Assessor	https://www.costillacounty.gov/assessor	(719) 937-7670 or (719) 445-2957

Property Tax Information

Assessed Property Value	\$1925
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$153.4

Actual Property Details/Information

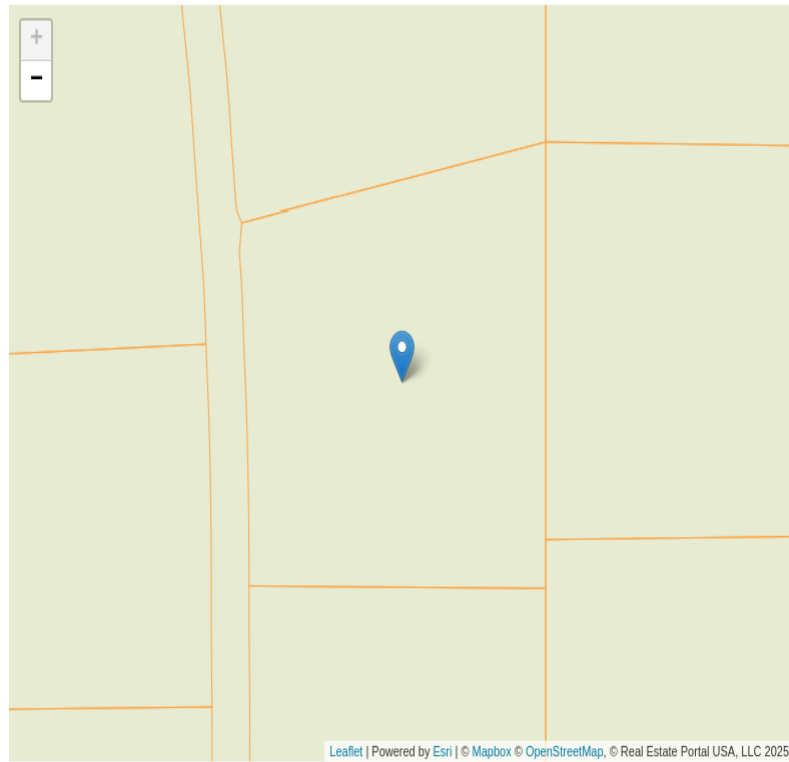
Access Road	Tyelln Rd
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 7976 ft. / High: 7984 ft
Terrain Type	Flat, Plain, Desert
Closest Highways	US HWY 285, RT 159
Closest Major Cities	Alamosa, Colorado City, Cañon City
Nearby Attractions	Fort Garland Museum & Cultural Center, Bishop Castle, Great Sand Dunes National Park and Preserve, Cole Park, Great Sand Dunes Visitor Center, Colorado Gators Reptile Park.

County Details

Zoning	Estate Residential
Property Use Code	ER
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	Allowed up to 14 days every 3 months. You will be found in violation if you stay longer. A good septic system must also be installed.
RVs/Notes	Allowed up to 14 days every 3 months. You will be found in violation if you stay longer. A good septic system must also be installed.
Mobile Home/Notes	Allowed but must be manufactured after 1976. A good septic system must also be installed.
Water	Can drill a well, cistern, or haul water to the property.
Sewer/Septic	Septic. Must be inspected by a certified soil evaluator and verified by the county before it can be put in the ground.
Electric	Solar, wind, or generator. You can contact Xcel Energy at (800-895-4999) or San Luis Valley Rural Electric Cooperative at 719-852-3538 or 800-332-7634.
Gas	No natural gas. LP, diesel, or propane tank. Tanks are delivered by local vendors on a regular basis.
Waste	Pay a trash service to pick up garbage.
HOA/Fees	There is a Property Owner's Association, however, it's voluntary to be a member. Sangre de Cristo Ranch Owners.

Photos

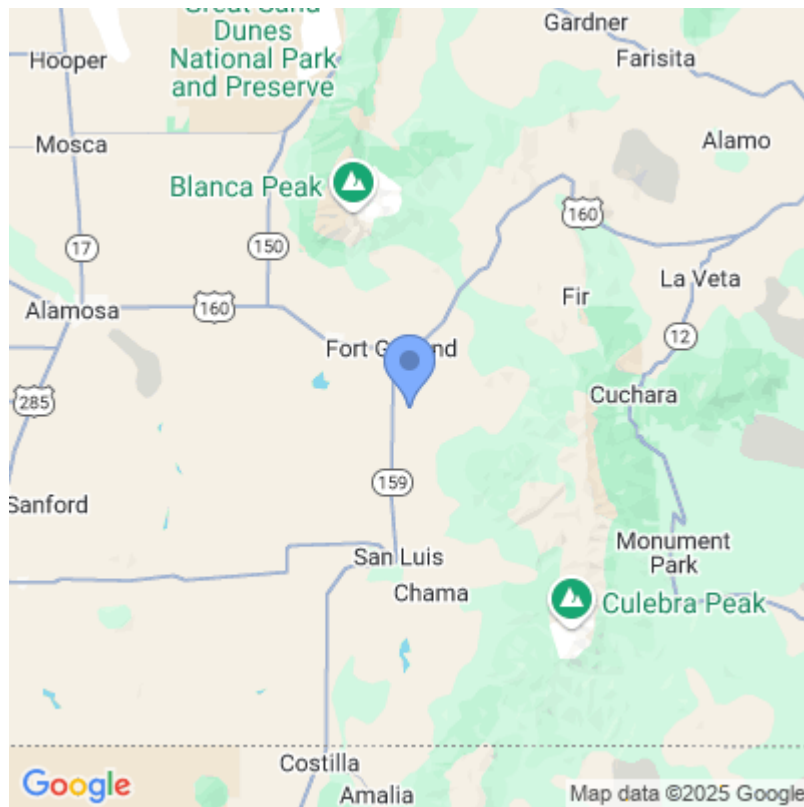
Nearby Property
Bounds



Close Up



Main Roads
Overview



Terrain	 A Google Map showing a section of Tyellyn Rd. A yellow polygon highlights a specific plot of land. The map includes the Google logo and 'Map data ©2025'.
GIS	 An aerial GIS map showing land parcels. The central parcel is highlighted in dark blue and labeled 70201570. Surrounding parcels are labeled with numbers: 70200940, 70200950, 70200951, 70201580, 70201620, 70201630, and 70201560. Roads are labeled: Tyellyn Rd and Aardvark Rd.

Street	
Aerial	

