

**2011 REAPPRAISAL
ECONOMIC AREA 2
VACANT LAND
CRESTED BUTTE**

JULY 1, 2005 - JUNE 30, 2010

MOBILE HOMES W/ LONG TERM HOOK-UP: 2008

\$120,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R027073	10/27/2008	\$180,000	\$120,000	3125	\$38.40	325503126009	LOT 13 BLK 5 CRESTED BUTTE #587346

RESIDENTIAL RIVER: 20170 (COMP)

RESIDENTIAL IN COMMERCIAL B1: 20310 (COMP)

ELK AVE RESIDENTIAL B1/B3: 20330 (COMP)

VERZUH RANCH ANNEX: 20100

\$57.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R041091	01/05/2010	\$299,000	\$274,083	6000	\$45.68	325502258004	TRACT 4 BLK 66 VERZUH RANCH ANNEXATION #596220
R041043	12/31/2008	\$400,000	\$280,000	6000	\$46.67	325502234005	TRACT 9 BLK 69 VERZUH RANCH ANNEXATION #588336
R041046	09/28/2005	\$550,000	\$330,000	6000	\$55.00	325502234002	TRACT 6 BLK 69 VERZUH RANCH
R041053	02/15/2006	\$550,000	\$330,000	6000	\$55.00	325502250006	TRACT 6 BLK 68 VERZUH RANCH ANNEXATION #562936
R041068	01/09/2008	\$550,000	\$330,000	6000	\$55.00	325502251002	TRACT 11 BLK 68 VERZUH RANCH ANNEXATION #581608
R041049	09/12/2005	\$567,500	\$340,500	6000	\$56.75	325502275003	TRACT 3 BLK 69 VERZUH RANCH #558289 #564807
R041048	01/16/2006	\$567,800	\$340,680	6000	\$56.78	325502275004	TRACT 4 BLK 69 VERZUH RANCH ANNEXATION #262273
R041050	09/08/2005	\$585,000	\$351,000	6000	\$58.50	325502275002	TRACT 2 BLK 69 VERZUH RANCH ANNEXATION #586510
R041045	11/29/2005	\$600,000	\$360,000	6000	\$60.00	325502234003	TRACT 7 BLK 69 VERZUH RANCH ANNEXATION #561107
R041044	03/09/2006	\$600,000	\$360,000	6000	\$60.00	325502234004	TRACT 8 BLK 69 VERZUH RANCH ANNEXATION #563590
R041051	09/16/2008	\$700,000	\$455,000	6000	\$75.83	325502275001	TRACT 1 BLK 69 VERZUH RANCH ANNEXATION #586594

VERZUH RANCH ANNEX LARGE: 20110

\$40.50 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R041113	02/02/2006	\$462,500	\$277,500	7980	\$34.77	325502281004	TRACT 4 BLK 73 VERZUH RANCH ANNEXATION #562665
R041070	02/10/2006	\$750,000	\$450,000	11400	\$39.47	325502277001	TRACT 1 BLK 71 VERZUH RANCH ANNEXATION #583623
R041109	04/29/2008	\$755,000	\$453,000	11250	\$40.27	325502280005	TRACT 5 BLK 74 VERZUH RANCH ANNEXATION #583623
R041096	09/01/2005	\$585,000	\$351,000	8025	\$43.74	325502278002	TRACT 2 BLK 72 VERZUH RANCH ANNEXATION #583623
R041095	07/24/2009	\$730,000	\$596,167	10065	\$59.23	325502278001	TRACT 1 BLK 72 VERZUH RANCH ANNEXATION #592470

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RED LADY ESTATES: 20090 (COMP)

VERZUH RANCH ANNEX RESTRICTED: 20120

\$10.80 PER SQUARE FOOT*

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R041075	03/14/2006	\$65,000	\$65,000	6000	\$10.83	325502256002	TRACT 2 BLK 67 VERZUH RANCH ANNEXATION #563579

* NO TIME ADJUSTMENT DUE TO DEED RESTRICTIONS

CB HEIGHTS @ CB: 20140

\$525,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R027750	02/12/2007	\$875,000	\$525,000	9375	\$56.00	325503160011	SITE 11 THE HEIGHTS AT CRESTED BUTTE #573076

TREASURY HILL: 20180

\$564,000 PER UNIT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R030159	09/21/2005	\$940,000	\$564,000	11333	\$49.77	325503203018	LOT 13 TREASURY HILL #558563

PARADISE PARK RESTRICTED: 20210

\$19,000 PER UNIT*

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R044157	11/29/2006	\$19,000	\$19,000	3118	\$6.09	325502236019	UNIT A DEER CREEK TOWNHOUSES
R044156	11/29/2006	\$19,000	\$19,000	2282	\$8.33	325502236018	UNIT B DEER CREEK TOWNHOUSES
R044155	11/29/2006	\$19,000	\$19,000	3575	\$5.31	325502236021	UNIT B AUGUSTA TOWNHOUSES
R042127	11/29/2006	\$19,000	\$19,000	3025	\$6.28	325502236020	UNIT A AUGUSTA TOWNHOUSES

* NO TIME ADJUSTMENT DUE TO DEED RESTRICTIONS

SOUTHWEST QUARTER: 20070 (COMP)

BECKWITH AVENUE: 20190 (COMP)

BECKWITH AVENUE RIVER: 20200 (COMP)

SOUTHWEST QUARTER: 20240

\$47.50 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R003381	03/17/2006	\$495,000	\$297,000	6250	\$47.52	325503179003	LOTS 5,6 BLOCK 35 CRESTED BUTTE #563767

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NORTHEAST QUARTER R1: 20030 (COMP)

NORTHWEST QUARTER: 20060 (COMP)

NORTHWEST QUARTER: 20250

\$46.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R045229	11/17/2009	\$275,000	\$242,917	6250	\$38.87	325503106009	LOTS 22 & 23 BLK 12 CRESTED BUTTE #595439
R043778	05/25/2006	\$425,000	\$255,000	6250	\$40.80	325503106003	LOTS 26 & 27 BLOCK 12 CRESTED BUTTE #565697
R044289	12/22/2006	\$465,000	\$279,000	6250	\$44.64	325503106005	LOTS 20 & 21 BLK 12 CRESTED BUTTE #571830
R043470	11/15/2007	\$495,000	\$297,000	6250	\$47.52	325503105011	LOTS 19 & 20 BLK 11 CRESTED BUTTE #580320
R043510	09/20/2005	\$615,000	\$369,000	6250	\$59.04	325503105012	LOTS 23 & 24 BLOCK 11 CRESTED BUTTE #585314
R042905	02/25/2006	\$699,000	\$419,400	6250	\$67.10	325503134014	TRACT 2 YAKLICH SUBDIVISION #563263 #563264

PARADISE PARK PLAIN: 20220 (COMP)

EAST HALF: 20130 (COMP)

EAST HALF R2: 20040 (COMP)

EAST HALF R2: 20270 (COMP)

EAST HALF R4: 20280 (COMP)

SOUTHEAST QUARTER R1: 20050 (COMP)

SOUTHEAST QUARTER R1: 20290

\$45.50 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R043512	07/18/2005	\$450,000	\$270,000	6250	\$43.20	325502263029	LOTS 7 & 8 BLOCK 64 CRESTED BUTTE #556099
R027078	07/15/2005	\$495,000	\$297,000	6250	\$47.52	325502263000	LOTS 1-2 & E15' LOT 3 BLOCK 60 CRESTED BUTTE #555777

KAPUSHION #2: FULL MARKET: 20150 (COMP)

KAPUSHION #2: PRICE CONTROL: 20160 (COMP)

KAPUSHION #2: FULL MARKET: 20300

\$58.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R031581	08/21/2008	\$855,000	\$541,500	9375	\$57.76	317734402026	LOT 26 KAPUSHION SUBDIVISION #598652
R031569	10/29/2007	\$1,288,800	\$773,280	7996	\$96.71*	317734402014	LOT 14 KAPUSHION SUBDIVISION #579918

* INDICATES SALE OF SUPERIOR LOT LOCATION/VIEW

**2011 REAPPRAISAL
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COMMERCIAL: 20320

\$45.50 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R031024	08/05/2009	\$250,000	\$231,250	6250	\$37.00	325503184002	LOTS 3 & 4 BLK 46 CRESTED BUTTE #592767
R030674	08/31/2005	\$652,000	\$534,640	12500	\$42.77	325503185001	LOTS 1-4 BLK 47 CRESTED BUTTE #557572
R042882	09/16/2005	\$295,000	\$241,900	5000	\$48.38	325503183035	TRACT W BLUE SKIES RESOURCES MINOR SUBD #558293 #584640
R045237	10/21/2008	\$150,000	\$127,500	2500	\$51.00	325503156012	N 25FT OF LOTS 24-27 BLK 40 CRESTED BUTTE #587292

ELK AVENUE EAST B1 : 20340

ELK AVENUE B1 : 20350

\$88.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R003149	01/05/2006	\$325,000	\$266,500	3125	\$85.28	325503135015	LOT 24 BLK 20 CRESTED BUTTE #562023 #570383
R003150	07/07/2006	\$670,000	\$549,400	6250	\$87.90	325503135016	LOTS 25-26 BLK 20 CRESTED BUTTE #566836 #572588
R027705	03/12/2007	\$775,000	\$635,500	6000	\$105.92	325503176004	LOTS 9-10 BLK 26 CRESTED BUTTE #573766

ELK AVENUE WEST B3 : 20380 (COMP)

HIGHWAY 135: 20360

\$63.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R017792	08/26/2009	\$1,030,000	\$952,750	15625	\$60.98	325503180007	LOTS 28-32 BLK 36 CRESTED BUTTE #593244
R003400	01/05/2006	\$2,500,000	\$2,050,000	31250	\$65.60	325503181005	LOTS 23-32 BLK 37 CRESTED BUTTE #561558

HIGHWAY 135 NORTH: 20370

\$55.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R003452	07/20/2007	\$985,000	\$807,700	15625	\$51.69	325503101001	LOTS 1-5 BLK 1 CRESTED BUTTE #577478
R044360	07/09/2007	\$2,100,000	\$1,722,000	31250	\$55.10	325503106007	LOTS 1-5 & 28-32 BLK 12 CRESTED BUTTE #576857
R044672	10/12/2007	\$1,050,000	\$861,000	15625	\$55.10	325503101009	LOTS 28-32 BLK 1 CRESTED BUTTE #579611

TOURIST: 20390

\$35.00 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R030155	11/29/2007	\$250,000	\$205,000	7050	\$29.08	325502230004	LOTS 8 & 9 AND ADJ E/W ALLEY BLK 54 CRESTED BUTTE #580565
R030154	01/05/2006	\$355,000	\$291,100	7050	\$41.29	325502230003	LOTS 6-7 & ADJ E/W ALLEY BLK 54 CRESTED BUTTE #563256