

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

**60080 - MT CB HDMF > 40,000 SQFT                      \$5.34 BASE VALUE PER SQUARE FOOT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQUARE FEET	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R017359	7/13/2016	\$325,000	\$456,155	85,372	\$5.34	3177-261-65-001	LOT 2 MARCELLINA CENTRE		85,372

**COMPARABLE LEAs:**  
 60070 - MT CB LDMF  
 60130 - MT CB HDMF < 10,000 SQFT  
 60135 - SOLSTICE MT CB

**60140 - MT CB HDMF SKI IN/OUT                      \$5.61 BASE VALUE PER SQUARE FOOT**

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 5% TO THE MT CB HDMF VALUE OF \$5.34 PER SQUARE FOOT:  $5.34 \times 1.05 = 5.61$

**60220 - MT CB ACREAGE                                      \$55,000 BASE VALUE PER ACRE**

**COMPARABLE LEAs:**  
 60920 - PROSPECT AT MT CB ACREAGE

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADVERSE SOIL, CONSERVATION EASEMENT, NO LEGAL ACCESS, NO VEHICULAR ACCESS*

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

60240 - CB SOUTH							\$100,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
<a href="#">R015052</a>	9/18/2018	\$50,000	\$63,500	1	\$63,500	3257-222-02-059	LOT 15, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE	14,549	
<a href="#">R014939</a>	8/21/2018	\$55,000	\$71,500	1	\$71,500	3257-211-05-014	LOT 46, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	20,038	
<a href="#">R031428</a>	10/17/2018	\$58,000	\$71,920	1	\$71,920	3257-223-04-049	LOT 37, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	16,117	
<a href="#">R041529</a>	10/11/2018	\$65,000	\$80,600	1	\$80,600	3257-214-01-014	LOT 1, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	13,939	
<a href="#">R014895</a>	6/18/2019	\$165,000	\$165,000	2	\$82,500	3257-211-01-019	LOTS 12 & 13, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	32,234	
<a href="#">R042830</a>	11/16/2018	\$69,000	\$83,490	1	\$83,490	3257-223-04-056	LOT 38, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	16,117	
<a href="#">R015137</a>	8/31/2018	\$65,000	\$84,500	1	\$84,500	3257-223-07-012	LOT 9, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	13,068	
<a href="#">R042367</a>	11/7/2019	\$85,000	\$85,000	1	\$85,000	3257-214-06-049	LOT 37, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	16,988	
<a href="#">R015138</a>	12/7/2018	\$73,000	\$86,140	1	\$86,140	3257-223-07-002	LOT 12, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	19,166	
<a href="#">R030610</a>	1/16/2020	\$90,000	\$90,000	1	\$90,000	3257-223-05-047	LOT 12, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, CUL DE SAC	15,246	
<a href="#">R031281</a>	12/23/2019	\$95,000	\$95,000	1	\$95,000	3257-223-03-038	LOT 14, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	14,375	
<a href="#">R015202</a>	2/19/2019	\$86,500	\$96,880	1	\$96,880	3257-272-02-088	LOT 23, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	14,810	
<a href="#">R014977</a>	9/17/2018	\$76,500	\$97,155	1	\$97,155	3257-214-02-027	LOT 30, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE	13,939	
<a href="#">R015025</a>	7/12/2018	\$75,000	\$99,750	1	\$99,750	3257-214-06-045	LOT 32, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	11,326	
<a href="#">R025197</a>	10/10/2019	\$100,000	\$100,000	1	\$100,000	3257-214-02-060	LOT 27, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	13,939	
<a href="#">R026964</a>	7/12/2018	\$76,000	\$101,080	1	\$101,080	3257-272-02-086	LOT 28, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	14,810	
<a href="#">R014997</a>	5/26/2020	\$105,000	\$105,000	1	\$105,000	3257-214-04-012	LOT 17, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	13,504	
<a href="#">R030825</a>	9/17/2018	\$83,000	\$105,410	1	\$105,410	3257-223-01-022	LOT 12, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	14,375	
<a href="#">R014961</a>	11/13/2018	\$89,000	\$107,690	1	\$107,690	3257-214-02-010	LOT 25, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	15,682	
<a href="#">R041459</a>	10/24/2018	\$88,000	\$109,120	1	\$109,120	3257-211-05-036	LOT 50, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	15,246	
<a href="#">R071507</a>	8/12/2019	\$112,500	\$112,500	1	\$112,500	3257-223-05-055	LOT 36, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	20,038	
<a href="#">R015078</a>	8/24/2018	\$89,000	\$115,700	1	\$115,700	3257-222-03-007	LOT 15, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	16,553	
<a href="#">R042770</a>	9/5/2018	\$92,000	\$116,840	1	\$116,840	3257-214-02-061	LOT 26, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	13,939	

**2021 REAPPRAISAL  
ECONOMIC AREA 6**

**VACANT LAND:**

**SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

60240 - CB SOUTH							\$100,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R014893</a>	9/20/2018	\$185,000	\$234,950	2	\$117,475	3257-211-01-017	LOTS 1 & 2, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, CUL DE SAC	37,026
<a href="#">R073111</a>	8/5/2019	\$240,000	\$240,000	2	\$120,000	3257-222-01-024	LOTS 29 & 30, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, CUL DE SAC	35,284
<a href="#">R073110</a>	8/9/2019	\$120,000	\$120,000	1	\$120,000	3257-222-01-023	LOT 28, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	20,909
<a href="#">R073125</a>	9/18/2019	\$120,000	\$120,000	1	\$120,000	3257-223-05-059	LOT 15, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	16,117
<a href="#">R015373</a>	6/16/2020	\$120,000	\$120,000	1	\$120,000	3257-281-02-027	LOT 3, BLOCK 10, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER	14,375
<a href="#">R043514</a>	2/14/2020	\$125,000	\$125,000	1	\$125,000	3257-223-01-033	LOT 14, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE	14,375
<a href="#">R042889</a>	7/30/2018	\$95,000	\$126,350	1	\$126,350	3257-223-01-027	LOT 56, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC	16,117
<a href="#">R073123</a>	7/8/2019	\$127,500	\$127,500	1	\$127,500	3257-211-01-025	LOT 2, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC	17,860
<a href="#">R015031</a>	8/17/2018	\$100,000	\$130,000	1	\$130,000	3257-214-07-016	LOT 2, BLOCK 19, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER	13,068
<a href="#">R030575</a>	3/13/2019	\$119,400	\$130,146	1	\$130,146	3257-214-08-014	LOT 5, BLOCK 18, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER	13,068
<a href="#">R073109</a>	6/25/2019	\$135,000	\$135,000	1	\$135,000	3257-222-01-022	LOT 27, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, CUL DE SAC, OVERSIZED LOT	23,522
<a href="#">R014976</a>	8/30/2018	\$110,000	\$143,000	1	\$143,000	3257-214-02-052	LOT 32, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OVERSIZED LOT	22,216
<a href="#">R015380</a>	2/10/2020	\$145,000	\$145,000	1	\$145,000	3257-281-03-001	LOT 4, BLOCK 11, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER	21,344
<a href="#">R045236</a>	8/7/2019	\$145,000	\$145,000	1	\$145,000	3257-222-02-067	LOT 1, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, CUL DE SAC	20,909
<a href="#">R015158</a>	10/22/2018	\$240,000	\$297,600	2	\$148,800	3257-272-01-004	LOTS 7 & 8, BLOCK 9, CRESTED BUTTE SOUTH SUBDIVISION	OVERSIZED LOT	34,412
<a href="#">R073119</a>	10/16/2019	\$152,500	\$152,500	1	\$152,500	3257-214-02-076	LOT 22, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS	13,765

**COMPARABLE LEAs:**

**60250 - CB SOUTH GROUP 3 LOT**

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: CB SOUTH LOWER, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, MODERATE SLOPE, NO LEGAL ACCESS, ROCKY, STEEP SLOPE

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**60260 - CB SOUTH LARGE NON-REVOCABLE                      \$130,000 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 30% TO THE CB SOUTH VALUE OF \$100,000 PER SITE: \$100,000 x 1.30 = \$130,000  
UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CB SOUTH LOWER, CUL DE SAC, OUTSTANDING VIEWS  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE, STEEP SLOPE

**60270 - CB SOUTH RIVER VIEW                                      \$139,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R015348</a>	12/30/2019	\$139,000	\$139,000	1	\$139,000	3257-273-05-007	LOT 8, BLOCK 1, CRESTED BUTTE SOUTH SUBDIVISION		14,810

UPWARD ADJUSTMENT IN THIS LEA INCLUDE: OVERSIZED LOT

**60280 - RIVER RIM: OFF RIM                                      \$165,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R031252</a>	9/11/2019	\$165,000	\$165,000	1	\$165,000	3257-281-12-009	LOT 1, BLOCK 1, RIVER RIM SUBDIVISION		27,181

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC

**60290 - RIVER RIM: ON RIM                                      \$221,400 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R031271</a>	1/18/2019	\$190,000	\$218,500	1	\$218,500	3257-281-13-005	LOT 9, BLOCK 2, RIVER RIM SUBDIVISION		20,473
<a href="#">R031267</a>	1/24/2019	\$195,000	\$224,250	1	\$224,250	3257-281-13-009	LOT 5, BLOCK 2, RIVER RIM SUBDIVISION		19,166

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

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VACANT LAND:  
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**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>60310 - WHETSTONE VISTA</b>							<b>\$280,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R040934</a>	2/22/2019	\$250,000	\$280,000	1	\$280,000	3257-070-04-004	LOT 4, WHETSTONE VISTA SUBDIVISION		2.716

<b>60320 - WHETSTONE VISTA ABOVE BUCKHORN</b>							<b>\$210,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R040943</a>	10/18/2018	\$187,500	\$210,000	1	\$210,000	3257-070-06-003	LOT 9, WHETSTONE VISTA SUBDIVISION		1.902

<b>60400 - CB HIGHLANDS</b>							<b>\$301,300 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R013330</a>	8/28/2018	\$269,000	\$301,280	1	\$301,280	3257-210-00-012	LOT 10, CRESTED BUTTE HIGHLANDS PARTNERSHIP SUBDIVISION	SCENIC VIEWS	15.41

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: WELL INSTALLED*

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60440 - ROARING JUDY I & II: SAGE LOT							\$304,600 BASE VALUE PER SITE		
60460 - ROUND MOUNTAIN: SAGE LOT									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R030082</a>	4/26/2019	\$230,000	\$257,600	1	\$257,600	3435-000-02-006	TOTTEN-STILLIE TRACT, ROUND MOUNTAIN AT ROARING JUDY RANCH SUBDIVISION		35.29
<a href="#">R027167</a>	9/16/2019	\$322,500	\$351,525	1	\$351,525	3433-000-01-004	TRACT 2, ROARING JUDY RANCH SUBDIVISION		43.25

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT, WELL INSTALLED  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: LIMITED VIEW*

60480 - DANNI RANCH							\$235,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R030389</a>	8/21/2018	\$210,000	\$235,200	1	\$235,200	3435-000-04-003	RANCH ESTATE 4, THE DANNI RANCH SUBDIVISION		35.32

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WELL INSTALLED  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT*

60500 - EAST RIVER RANCHES							\$722,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R032798</a>	7/27/2018	\$645,000	\$722,400	1	\$722,400	3257-000-04-003	LOT 4, EAST RIVER RANCHES SUBDIVISION		35.03

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WELL INSTALLED*

**2021 REAPPRAISAL  
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VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

60580 - CHALET VILLAGE, ADDN 10 60590 - CHALET VILLAGE, ADDN 3 60600 - CHALET VILLAGE, ADDN 1, 2, 6, 7, 8, 9, 11							\$197,300 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R042768</a>	9/11/2019	\$60,000	\$65,400	1	\$65,400	3177-264-02-035	LOT 1, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	LIMITED VIEWS, ON BUSY ROAD, STEEP SLOPE	25,700
<a href="#">R005354</a>	9/11/2018	\$125,000	\$140,000	1	\$140,000	3177-242-03-005	LOT 35, CHALET VILLAGE SUBDIVISION, ADDITION NO. 11	AVERAGE VIEWS, STEAM DRAINAGE	12,502
<a href="#">R005358</a>	9/11/2019	\$181,000	\$197,290	1	\$197,290	3177-242-04-003	LOT 12, CHALET VILLAGE SUBDIVISION, ADDITION NO. 11	AVERAGE VIEWS	12,763
<a href="#">R005102</a>	3/2/2020	\$195,000	\$200,850	1	\$200,850	3177-234-12-010	LOT 16, CHALET VILLAGE SUBDIVISION, ADDITION NO. 6	ABOVE AVERAGE VIEWS	23,000
<a href="#">R031867</a>	7/17/2018	\$211,000	\$236,320	1	\$236,320	3177-234-04-048	LOT 5, BLOCK J, CHALET VILLAGE SUBDIVISION, ADDITION NO. 7	ABOVE AVERAGE VIEWS, ON BUSY ROAD	28,009
<a href="#">R004929</a>	10/22/2019	\$235,000	\$253,800	1	\$253,800	3177-234-03-019	LOT 13, BLOCK K, CHALET VILLAGE SUBDIVISION, ADDITION NO. 7	ABOVE AVERAGE VIEWS	31,320
<a href="#">R005157</a>	9/6/2018	\$240,000	\$268,800	1	\$268,800	3177-234-03-019	PARCEL A, LOT 18, BLOCK K, CHALET VILLAGE SUBDIVISION, ADDITION NO. 7	ABOVE AVERAGE VIEWS	22,216
<a href="#">R005026</a>	4/1/2019	\$249,000	\$278,880	1	\$278,880	3177-234-07-017	LOT 18, CHALET VILLAGE SUBDIVISION, ADDITION NO. 10	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE	10,672
<a href="#">R004923</a>	2/28/2019	\$275,000	\$308,000	1	\$308,000	3177-234-03-012	LOT 1, BLOCK K, CHALET VILLAGE SUBDIVISION, ADDITION NO. 7	ABOVE AVERAGE VIEWS, ON BUSY ROAD	25,744
<a href="#">R004970</a>	8/22/2019	\$295,000	\$324,500	1	\$324,500	3177-234-05-014	LOT 14, CHALET VILLAGE SUBDIVISION, ADDITION NO. 8	ABOVE AVERAGE VIEWS	22,303
<b>COMPARABLE LEAs:</b>									
60620 - CVA 11 UPPER				UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT, SKI IN DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ENCROACHING EASEMENT, ON BUSY STREET, STEEP SLOPE					
60650 - CVA 6 UPPER									
60790 - GOLD LINK: INTERIOR LOTS									
60830 - GOLD LINK - NORTH EXTERIOR									

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**60660 - ELK RUN & TIMBERLAND**  
**60670 - MT CB TIMBERED LOTS** **\$212,200 BASE VALUE PER SITE**  
**60720 - MORNING GLORY**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R031712</a>	9/18/2018	\$169,500	\$189,840	1	\$189,840	3177-261-28-004	LOT 4, MORNING GLORY ADDITION SUBDIVISION		12,632
<a href="#">R005416</a>	12/11/2018	\$198,000	\$221,760	1	\$221,760	3177-243-02-015	LOT 36, ELK RUN SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	25,134
<a href="#">R071405</a>	8/21/2018	\$235,000	\$263,200	1	\$263,200	3177-243-02-035	LOT 41, ELK RUN SUBDIVISION	OVERSIZED LOT	29,839
<a href="#">R005434</a>	2/25/2020	\$255,000	\$265,200	1	\$265,200	3177-243-03-009	LOT 9, TIMBERLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	19,036

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, MODERATE SLOPE, STEEP SLOPE*

**60680 - MT CB SKI IN/OUT LOTS** **\$400,000 BASE VALUE PER SITE**

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE, STEEP SLOPE*

**60690 - SUNLIGHT RIDGE** **\$201,100 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R005741</a>	1/14/2019	\$150,000	\$168,000	1	\$168,000	3177-261-10-025	LOT 3, SUNLIGHT RIDGE ESTATES SUBDIVISION	OUTSTANDING VIEWS	53,971
<a href="#">R005726</a>	6/11/2019	\$197,500	\$221,200	1	\$221,200	3177-261-10-010	LOT 15, SUNLIGHT RIDGE ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS	21,606

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT, STEEP SLOPE*



**SALES STUDY PERIOD:  
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60750 - THE SUMMIT							\$330,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R040024</a>	11/8/2018	\$227,000	\$254,240	1	\$254,240	3177-264-38-008	LOT 40, THE SUMMIT SUBDIVISION	STEEP SLOPE, OUSTANDING VIEWS	25,439

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OUTSTANDING VIEWS, OVERSIZED LOT, SKI IN & SKI OUT  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STEEP SLOPE*

60780 - GOLD LINK: ON GOTHIC ROAD							\$177,600 BASE VALUE PER SITE		
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VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT OF 10% FOR BUSY ROAD TO THE CVA VALUE OF \$197,300 PER SITE:  $\$197,300 \times 0.9 = \$177,570$ , ROUNDED TO \$177,600  
*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE*

60810 - GOLD LINK NORTH: ON GOTHIC RD							\$230,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R043319</a>	12/12/2018	\$269,000	\$301,280	1	\$301,280	3177-242-11-018	LOT 9, GOLD LINK NORTH SUBDIVISON	ABOVE AVERAGE VIEWS, ON BUSY STREET	19,776

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET, STEEP SLOPE*

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**VACANT LAND:  
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**SALES STUDY PERIOD:  
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<b>60880 - PROSPECT LOTS</b>							<b>\$409,000 BASE VALUE PER SITE</b>		
<b>60900 - PROSPECT: DIRECT SKI ACCESS</b>									
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R042018</a>	10/23/2019	\$285,000	\$307,800	1	\$307,800	3177-241-01-024	LOT C-37, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	SKI IN/OUT, ABOVE AVERAGE VIEWS	27,443
<a href="#">R042017</a>	10/23/2019	\$325,000	\$351,000	1	\$351,000	3177-241-01-023	LOT C-38, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	SKI IN/OUT, ABOVE AVERAGE VIEWS	47,480
<a href="#">R043690</a>	8/26/2019	\$380,000	\$418,000	1	\$418,000	3177-244-05-002	LOT E-19, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS	33,541
<a href="#">R043680</a>	8/2/2018	\$405,000	\$453,600	1	\$453,600	3177-244-02-004	LOT E-12, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS	32,670
<a href="#">R042011</a>	7/3/2018	\$499,000	\$558,880	1	\$558,880	3177-241-01-017	LOT C-27, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	SKI IN/OUT, ABOVE AVERAGE VIEWS	29,621
<a href="#">R043231</a>	10/1/2019	\$520,000	\$561,600	1	\$561,600	3177-244-01-002	LOT D-11, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS	44,693
<a href="#">R043221</a>	7/27/2018	\$527,000	\$590,240	1	\$590,240	3177-244-01-002	LOT D-4, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	SKI IN/OUT, ABOVE AVERAGE VIEWS	29,403
<a href="#">R043679</a>	8/13/2018	\$535,000	\$599,200	1	\$599,200	3177-244-02-003	LOT E-11, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS	58,370
<a href="#">R043232</a>	10/4/2018	\$574,000	\$642,880	1	\$642,880	3177-244-01-003	LOT D-12, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	SKI IN/OUT, ABOVE AVERAGE VIEWS	41,600
<b>COMPARABLE LEAs:</b>									
<b>60840 - PROSPECT: WEST ENTRANCE</b>					<i>UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, SKI IN &amp; SKI OUT</i>				
<b>60860 - PROSPECT: WEST ENTRANCE SKI LOTS</b>									
					<i>DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSIDE INFLUENCE</i>				

<b>60930 - WILDHORSE AT PROSPECT</b>							<b>\$256,200 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>SALE PRICE</b>	<b>ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>1:5 L:B</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R043551</a>	7/10/2018	\$1,225,000	\$1,125,000	1	\$187,500	3177-241-08-024	LOT 25, WILDHORSE AT PROSPECT SUBDIVISION		1,423
<a href="#">R043546</a>	11/15/2018	\$1,550,000	\$1,525,000	1	\$254,167	3177-241-08-019	LOT 20, WILDHORSE AT PROSPECT SUBDIVISION		3,479
<a href="#">R043566</a>	7/2/2018	\$1,550,000	\$1,550,000	1	\$258,333	3177-242-15-053	LOT 40, WILDHORSE AT PROSPECT SUBDIVISION		2,233
<a href="#">R043567</a>	7/26/2019	\$1,850,000	\$1,850,000	1	\$308,333	3177-242-15-054	LOT 41, WILDHORSE AT PROSPECT SUBDIVISION		2,234

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS*

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**60940 - PROSPECT HOMESTEAD \$80,100 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING THE LAND TO BUILDING

**60990 - VILLAS AT MT CB \$122,800 BASE VALUE PER UNIT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R040719</a>	4/24/2019	\$219,199	\$245,503	2	\$122,752	3177-261-32-015	LOT 18, VILLAS AT MT CRESTED BUTTE SUBDIVISION		5,140

**COMPARABLE LEAs:**

**61000 - VILLAS AT MT CB PHASE V**

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: EMPLOYEE HOUSING, OUTSIDE INFLUENCE, STEEP SLOPE*

**61010 - NEVADA RIDGE \$1.77 BASE VALUE PER SQUARE FOOT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
MULTIPLE	12/28/2017	\$700,000	\$827,961	468,706	\$1.77	MULTIPLE	NEVADA RIDGE SUBDIVISION	

**COMPARABLE LEAs:**

**60060 - MT CB AVALANCHE**

**60700 - SUNLIGHT RIDGE LOW DENSITY MULTI-FAMILY**

**61020 - SLATE RIVER \$359,000 BASE VALUE PER UNIT**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF .442 AC AGAINST MEADOW/TREE UPPER WITH VACANT LAND ADJUSTMENT  $\$179,000 \times 2.0 = \$359,000$

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVER SIZED*

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**61030 - RIVERBEND \$378,000 BASE VALUE PER UNIT**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 1.0 AC AGAINST MEADOW/TREE UPPER WITH VACANT LAND ADJUSTMENT \$189,000 x 2.0 = \$378,000  
UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OVER SIZED

**61070 - MERIDIAN LAKE: MIDDLE \$160,700 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R012675</a>	9/29/2018	\$152,500	\$170,800	1	\$170,800	3177-222-03-014	LOT 9, MERIDIAN LAKE PARK, FILING NO. 2		14,636
<a href="#">R026963</a>	11/18/2019	\$170,000	\$181,900	1	\$181,900	3177-222-04-016	LOT 46, MERIDIAN LAKE PARK, FILING NO. 2	ABOVE AVERAGE VIEWS	15,638
<a href="#">R012712</a>	5/24/2019	\$165,000	\$184,800	1	\$184,800	3177-222-05-016	LOT 69, MERIDIAN LAKE PARK, FILING NO. 2	ABOVE AVERAGE VIEWS	14,810
<a href="#">R012715</a>	2/13/2020	\$183,000	\$190,320	1	\$190,320	3177-222-05-019	LOT 53, MERIDIAN LAKE PARK, FILING NO. 2	ABOVE AVERAGE VIEWS	14,636
<a href="#">R012663</a>	9/23/2019	\$189,000	\$206,010	1	\$206,010	3177-222-03-029	LOT 22, MERIDIAN LAKE PARK, FILING NO. 2	OUTSTANDING VIEWS	20,517

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

**61080 - MERIDIAN LAKE: LOWER \$114,600 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R012736</a>	7/31/2018	\$89,000	\$99,680	1	\$99,680	3177-222-07-007	LOT 11, MERIDIAN LAKE PARK, FILING NO. 1	BELOW AVERAGE VIEWS	14,375

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

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**61090 - MERIDIAN LAKE MEADOWS &  
PRISTINE POINT** **\$187,600 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R031912</a>	6/19/2020	\$100,000	\$100,000	1	\$100,000	3177-222-09-023	LOT 11, MERIDIAN LAKE MEADOWS SUBDIVISION	STEEP SLOPE	56,192
<a href="#">R031916</a>	5/14/2019	\$167,500	\$187,600	1	\$187,600	3177-222-09-029	LOT 15, MERIDIAN LAKE MEADOWS SUBDIVISION		32,409
<a href="#">R031904</a>	9/11/2018	\$185,000	\$207,200	1	\$207,200	3177-222-11-004	LOT 3, MERIDIAN LAKE MEADOWS SUBDIVISION		21,170
<a href="#">R031924</a>	8/2/2018	\$190,000	\$212,800	1	\$212,800	3177-222-10-005	LOT 23, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS	44,170

**COMPARABLE LEAS:**

**61060 - MERIDIAN LAKE PARK**

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS*

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDES: BELOW AVERAGE VIEWS, RESTRICTED FROM BUILDING, STEEP SLOPE*

**61100 - MERIDIAN LAKE MEADOWS: INTERIOR  
LOTS** **\$225,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R031931</a>	8/16/2018	\$167,500	\$187,600	1	\$187,600	3177-222-10-014	LOT 30, MERIDIAN LAKE MEADOWS SUBDIVISION	BELOW AVERAGE VIEWS	46,174
<a href="#">R031933</a>	7/7/2018	\$245,000	\$274,400	1	\$274,400	3177-222-10-020	LOT 32, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS	43,908
<a href="#">R031930</a>	9/20/2019	\$259,000	\$282,310	1	\$282,310	3177-222-10-015	LOT 29, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS	46,174

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS*

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS*

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<b>61110 - MERIDIAN LAKE MEADOWS: UPPER LOTS</b>							<b>\$255,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R031939</a>	5/28/2020	\$255,000	\$257,550	1	\$257,550	3177-222-10-009	LOT 38, MERIDIAN LAKE MEADOWS SUBDIVISION		42,645
<a href="#">R031949</a>	2/7/2020	\$300,000	\$312,000	1	\$312,000	3177-222-09-012	LOT 48, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS	52,882

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, PUBLIC ACCESS EASEMENT*

<b>61120 - PRISTINE POINT - INTERIOR</b>							<b>\$250,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R033510</a>	11/5/2018	\$270,000	\$302,400	1	\$302,400	3177-223-02-002	LOT 9, PRISTINE POINT AT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS	64,469

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS*

<b>61181 - APERTURE</b>							<b>\$1,200,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R072540</a>	10/3/2018	\$1,000,000	\$1,120,000	1	\$1,120,000	3177-353-01-007	LOT 5, APERTURE SUBDIVISION	PANORAMIC VIEWS	31,799
<a href="#">R072553</a>	4/30/2019	\$1,100,000	\$1,232,000	1	\$1,232,000	3177-353-01-017	LOT 18, APERTURE SUBDIVISION	PANORAMIC VIEWS	41,818
<a href="#">R072536</a>	10/9/2018	\$1,200,000	\$1,344,000	1	\$1,344,000	3177-353-01-011	LOT 1, APERTURE SUBDIVISION	PANORAMIC VIEWS	29,185

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61220 - SADDLE RIDGE RANCH ESTATES							\$532,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R042289</a>	10/24/2018	\$395,000	\$442,400	1	\$442,400	3177-352-02-004	LOT 17, SADDLE RIDGE RANCH ESTATES SUBDIVISION	PANORAMIC VIEWS	89,734
<a href="#">R042291</a>	8/6/2018	\$475,000	\$532,000	1	\$532,000	3177-352-02-006	LOT 15, SADDLE RIDGE RANCH ESTATES SUBDIVISION	PANORAMIC VIEWS	143,748
<a href="#">R042290</a>	3/26/2020	\$550,000	\$566,500	1	\$566,500	3177-352-02-005	LOT 16, SADDLE RIDGE RANCH ESTATES SUBDIVISION	PANORAMIC VIEWS	146,797
61230 - SADDLE RIDGE RANCH ESTATES: MIDDLE									
61240 - SADDLE RIDGE RANCH ESTATES: UPPER									

61290 - MCCORMICK RANCH: ON RIVER							\$2,072,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R041036</a>	8/30/2018	\$1,850,000	\$2,072,000	1	\$2,072,000	3255-000-09-006	LOT 6, THE MCCORMICK RANCH SUBDIVISION	PANORAMIC VIEWS	35.86

61310 - HIDDEN MINE RANCH							\$383,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R045022</a>	10/10/2019	\$355,000	\$383,400	1	\$383,400	3255-000-11-012	LOT 12, HIDDEN MINE RANCH SUBDIVISION	MODERATE SLOPE	35.10

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO GRAVEL PIT, LIMITED USE

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61330 - TRAPPER'S CROSSING AT CB							\$362,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R027253</a>	9/5/2018	\$373,000	\$417,760	1	\$417,760	3177-000-01-010	LOT 16, TRAPPER'S CROSSING AT CRESTED BUTTE SUBDIVISION		38.00
<b>COMPARABLE LEAs:</b>									
61340 - TRAPPER'S CROSSING SOUTH									

*DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, PUBLIC ACCESS EASEMENT, STEEP SLOPE*

61350 - TRAPPER'S CROSSING AT WILDCAT							\$177,900 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
<a href="#">R030307</a>	11/6/2018	\$200,000	\$224,000	2	\$112,000	3255-000-05-049	LOTS 10 & 15, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	STEEP SLOPE	73.94
<a href="#">R030318</a>	6/11/2019	\$158,851	\$177,913	1	\$177,913	3255-000-05-021	LOT 21, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION		36.76

**COMPARABLE LEAs:**  
61370 - TRAPPER'S CROSSING AT WILDCAT III

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: WELL INSTALLED  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STEEP SLOPE*

**61400 - SKYLAND: LOWER EXTERIOR**      **\$174,200 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT OF 15% FOR BUSY ROAD TO THE SKYLAND FILING 3 POCKET  
*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT*



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<b>61420 - SKYLAND: FILING 3 POCKET</b>							<b>\$196,000 BASE VALUE PER SITE</b>		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R040560</a>	12/10/2018	\$175,000	\$196,000	1	\$196,000	3255-010-13-061	LOT S-123, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, CUL DE SAC	17,903
<a href="#">R040561</a>	12/27/2018	\$191,000	\$213,920	1	\$213,920	3255-010-13-062	LOT S-124, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, CUL DE SAC	17,816

**COMPARABLE LEAs:**

**61560 - SKYLAND: LOWER INTERIOR**

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT  
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ON BUSY STREET*

<b>61430 - SKYLAND: FILING 3 UPPER</b>							<b>\$320,000 BASE VALUE PER SITE</b>		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R040508</a>	9/18/2019	\$341,000	\$371,690	1	\$371,690	3255-010-13-006	LOT S-157, SKYLAND SUBDIVISION	SCENIC	29,751
<a href="#">R040589</a>	9/4/2019	\$410,000	\$446,900	1	\$446,900	3255-010-14-003	LOT S-182, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	19,428

**COMPARABLE LEAs:**

**61450 - SKYLAND: UPPER**

**61500 - SKYLAND: LAKESIDE**

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT*

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>61440 - SKYLAND: FILING 3 LOWER</b>							<b>\$140,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R040514</a>	11/19/2018	\$140,000	\$156,800	1	\$156,800	3255-010-13-013	LOT S-150, SKYLAND SUBDIVISION	SCENIC	32,234
<a href="#">R040531</a>	12/27/2018	\$160,000	\$179,200	1	\$179,200	3255-010-13-030	LOT S-141, SKYLAND SUBDIVISION	SCENIC	17,729

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT*

<b>61480 - SKYLAND: WATER/OPEN SPACE INFLUENCE</b>							<b>\$299,700 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R032553</a>	7/3/2019	\$270,000	\$299,700	1	\$299,700	3255-120-20-028	LOT S-60, SKYLAND SUBDIVISION	ON RIVER, ABOVE AVERAGE VIEWS, CUL DE SAC	13,068

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET*

<b>61510 - SKYLAND RIVER NEIGHBORHOOD: EXTERIOR LOTS</b>							<b>\$200,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R032519</a>	6/28/2019	\$150,000	\$168,000	1	\$168,000	3255-120-20-005	LOT RNSF-7, SKYLAND RIVER NEIGHBORHOOD	ABOVE AVERAGE VIEWS	6,098
<a href="#">R032525</a>	8/21/2018	\$210,000	\$235,200	1	\$235,200	3255-120-20-011	LOT RNSF-12, SKYLAND RIVER NEIGHBORHOOD	ABOVE AVERAGE VIEWS	5,793

**COMPARABLE LEAs:**

- 61520 - SKYLAND RIVER NBHD: INTERIOR LOTS**
- 61530 - SKYLAND RIVER NBHD: MULTI-FAMILY**

VALUE DETERMINED FOR LEA 61520 AND LEA 61530 BY APPLYING A DOWNWARD VIEW ADJUSTMENT OF 25%

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>61540 - SKYLAND: LOWER GOLF COURSE</b>							<b>\$212,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R015520</a>	4/1/2020	\$172,500	\$175,950	1	\$175,950	3255-010-03-008	LOT S-42, SKYLAND SUBDIVISION	BELOW AVERAGE VIEWS	24,263
<a href="#">R032588</a>	12/4/2019	\$250,000	\$265,000	1	\$265,000	3255-120-22-010	LOT S-87, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS	27,530

**COMPARABLE LEAs:**

**61460 - SKYLAND: UPPER INTERIOR**

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT*

*DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ENCROACHING EASEMENT, MODERATE SLOPE, ON BUSY STREET, OUTSIDE INFLUENCE*

<b>61550 - SKYLAND ON GOLF COURSE</b>							<b>\$268,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R040554</a>	7/31/2019	\$275,000	\$305,250	1	\$305,250	3255-010-13-054	LOT S-129, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	25,439
<a href="#">R015588</a>	12/11/2018	\$290,000	\$324,800	1	\$324,800	3257-060-02-006	LOT D-12, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	30,753
<a href="#">R040555</a>	8/6/2018	\$315,000	\$352,800	1	\$352,800	3255-010-13-055	LOT S-128, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	25,439
<a href="#">R040566</a>	2/3/2020	\$345,000	\$358,800	1	\$358,800	3255-010-13-067	LOT S-117, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	19,907

**COMPARABLE LEAs:**

**61410 - SKYLAND 3RD FILING PHASE II**

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT*

*DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: AVERAGE VIEWS, BELOW AVERAGE VIEWS, ON BUSY STREET*

<b>61600 - SKYLAND TEOCALLI &amp; LINKS</b>							<b>\$106,000 BASE VALUE PER SITE</b>		
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VALUE DETERMINED BY APPLYING A UPWARD SIZE ADJUSTMENT OF 10% TO LEA 61605

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

61605 - SKYLAND FAIRWAY							\$97,800 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R040211</a>	2/28/2019	\$87,300	\$97,776	1	\$97,776	3255-120-26-024	LOT 3, FAIRWAY PARK AT SKYLAND TOWNHOMES		2,614

**COMPARABLE LEAs:**  
**61580 - SKYLAND: SMALL MULTI-FAMILY**  
**61590 - CLUB COTTAGES**

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: RESTRICTED FROM BUILDING*

61610 - BUCKHORN RANCH: SMALL LOTS							\$84,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R042596</a>	5/12/2020	\$72,500	\$72,500	1	\$72,500	3257-074-07-029	LOT M2-64, BUCKHORN RANCH SUBDIVISION		5,227
<a href="#">R042595</a>	12/10/2018	\$65,000	\$76,700	1	\$76,700	3257-074-07-028	LOT M2-63, BUCKHORN RANCH SUBDIVISION		6,970
<a href="#">R042591</a>	2/8/2019	\$70,000	\$78,400	1	\$78,400	3257-074-07-024	LOT M2-51, BUCKHORN RANCH SUBDIVISION		6,970
<a href="#">R042631</a>	10/29/2018	\$64,000	\$79,360	1	\$79,360	3257-074-13-007	LOT M3-11, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042597</a>	7/10/2018	\$59,900	\$79,667	1	\$79,667	3257-074-07-030	LOT M2-65, BUCKHORN RANCH SUBDIVISION		5,663
<a href="#">R042642</a>	7/26/2018	\$59,900	\$79,667	1	\$79,667	3257-074-14-008	LOT M3-9, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042606</a>	7/26/2018	\$59,900	\$79,667	1	\$79,667	3257-074-10-005	LOT M2-70, BUCKHORN RANCH SUBDIVISION		6,970
<a href="#">R042643</a>	7/30/2018	\$59,900	\$79,667	1	\$79,667	3257-074-14-009	LOT M3-19, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042604</a>	7/26/2018	\$61,570	\$81,888	1	\$81,888	3257-074-10-003	LOT M2-72, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042573</a>	5/24/2019	\$86,500	\$89,095	1	\$89,095	3257-074-07-006	LOT M2-15, BUCKHORN RANCH SUBDIVISION		6,098
<a href="#">R042550</a>	5/2/2019	\$90,000	\$92,700	1	\$92,700	3257-074-02-006	LOT M2-6, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	7,405
<a href="#">R042587</a>	11/13/2018	\$79,900	\$96,679	1	\$96,679	3257-074-07-020	LOT M2-47, BUCKHORN RANCH SUBDIVISION		5,227

**2021 REAPPRAISAL  
ECONOMIC AREA 6**

**VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

61610 - BUCKHORN RANCH: SMALL LOTS							\$84,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
<a href="#">R043386</a>	9/21/2018	\$77,000	\$97,790	1	\$97,790	3257-074-14-012	LOT M3-6, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042572</a>	2/12/2019	\$89,000	\$99,680	1	\$99,680	3257-074-07-005	LOT M2-14, BUCKHORN RANCH SUBDIVISION		6,098
<a href="#">R042546</a>	2/14/2019	\$90,000	\$100,800	1	\$100,800	3257-074-02-002	LOT M2-2, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	6,534
<a href="#">R042558</a>	5/31/2019	\$100,000	\$103,000	1	\$103,000	3257-074-04-004	LOT M2-27, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	7,405
<a href="#">R042605</a>	7/30/2018	\$79,900	\$106,267	1	\$106,267	3257-074-10-004	LOT M2-71, BUCKHORN RANCH SUBDIVISION		6,970
<a href="#">R042545</a>	11/6/2018	\$89,900	\$108,779	1	\$108,779	3257-074-02-001	LOT M2-1, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	7,405
<a href="#">R042578</a>	10/19/2018	\$88,000	\$109,120	1	\$109,120	3257-074-07-011	LOT M2-19, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042610</a>	10/30/2019	\$110,000	\$110,000	1	\$110,000	3257-074-11-001	LOT M2-62, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	6,534
<a href="#">R042522</a>	2/14/2019	\$100,000	\$112,000	1	\$112,000	3257-070-12-003	LOT M1-2, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT	11,326
<a href="#">R042553</a>	9/21/2018	\$89,000	\$113,030	1	\$113,030	3257-074-02-009	LOT M2-9, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	7,405
<a href="#">R042525</a>	8/9/2019	\$115,000	\$115,000	1	\$115,000	3257-070-12-006	LOT M1-5, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT	19,166
<a href="#">R042647</a>	10/1/2019	\$119,000	\$119,000	1	\$119,000	3257-074-15-004	LOT M3-28, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042532</a>	7/2/2019	\$125,000	\$125,000	1	\$125,000	3257-070-14-001	LOT M1-10, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT	10,890
<a href="#">R042665</a>	8/3/2018	\$100,000	\$130,000	1	\$130,000	3257-074-16-005	LOT M3-37, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	6,970
<a href="#">R073136</a>	11/14/2018	\$112,500	\$136,125	1	\$136,125	3257-074-15-026	LOT M3-30, BUCKHORN RANCH SUBDIVISION		7,405
<a href="#">R042671</a>	8/1/2019	\$139,800	\$139,800	1	\$139,800	3257-074-16-011	LOT M3-34, BUCKHORN RANCH SUBDIVISION	OUTSTANDING VIEWS, CUL DE SAC	7,405
<a href="#">R042688</a>	2/28/2020	\$150,000	\$150,000	1	\$150,000	3257-080-01-005	LOT M3-53, BUCKHORN RANCH SUBDIVISION	OUTSTANDING VIEWS, CUL DE SAC	7,405
<a href="#">R042687</a>	8/15/2019	\$159,000	\$159,000	1	\$159,000	3257-080-01-004	LOT M3-54, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, CUL DE SAC	6,970

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>61620 - BUCKHORN RANCH: ON AIRSTRIP</b>							<b>\$146,200 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R042506</a>	7/30/2018	\$99,900	\$132,867	1	\$132,867	3257-070-11-012	LOT 86, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT, OUTSIDE INFLUENCE	63,598
<a href="#">R042501</a>	7/15/2018	\$109,900	\$146,167	1	\$146,167	3257-070-11-007	LOT 81, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	45,302

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOT*

*DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, OUTSIDE INFLUENCE, UNDERSIZED LOT*

<b>61630 - BUCKHORN RANCH: OFF AIRSTRIP</b>							<b>\$171,600 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R042729 &amp; R042730</a>	11/5/2018	\$149,900	\$181,379	2	\$90,690	3257-080-07-012 & 3257-080-07-013	LOTS 40 & 41, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ONE LOT UNDERSIZED	26,136 20,909
<a href="#">R031080</a>	1/11/2019	\$125,000	\$143,750	1	\$143,750	3257-070-02-001	LOT 1, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	35,284
<a href="#">R042698</a>	11/19/2019	\$156,500	\$156,500	1	\$156,500	3257-080-03-001	LOT 33, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	30,492
<a href="#">R042536</a>	8/29/2018	\$132,000	\$171,600	1	\$171,600	3257-070-15-001	LOT 15, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	33,541
<a href="#">R042539</a>	7/8/2019	\$190,000	\$190,000	1	\$190,000	3257-070-16-002	LOT 24, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	29,621
<a href="#">R041442</a>	7/17/2019	\$194,000	\$194,000	1	\$194,000	3257-070-08-004	LOT 38, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	44,431
<a href="#">R042699</a>	7/5/2018	\$150,000	\$199,500	1	\$199,500	3257-080-03-002	LOT 32, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	23,522
<a href="#">R041441</a>	9/27/2019	\$200,000	\$200,000	1	\$200,000	3257-070-08-003	LOT 37, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	44,431
<a href="#">R041439</a>	9/20/2018	\$165,000	\$209,550	1	\$209,550	3257-070-07-004	LOT 11, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	55,321
<a href="#">R042731</a>	7/6/2018	\$175,000	\$232,750	1	\$232,750	3257-080-08-001	LOT 56, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE	32,234

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT*

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, MODERATE SLOPE*

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>61680 - LARKSPUR SINGLE-FAMILY RESTRICTED</b>							<b>\$39,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>CONTRACT DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
R044087	3/20/2020	\$39,000	\$39,000	1	\$39,000	3255-120-34-015	LOT E6 LARKSPUR SUBDIVISION	AVERAGE VIEWS	8,617

**COMPARABLE LEAs:**  
**61690 - LARKSPUR MULTI-FAMILY RESTRICTED**

<b>61700 - LARKSPUR: ON LAKE</b>							<b>\$138,200 BASE VALUE PER SITE</b>		
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VALUE DETERMINED BY APPLYING THE DOWNWARD VIEW ADJUSTMENT OF 25% TO LEA 61710 AND LEA 61720  
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

<b>61710 - LARKSPUR: EXTERIOR EAST</b>							<b>\$172,800 BASE VALUE PER SITE</b>		
<b>61720 - LARKSPUR: EXTERIOR SOUTH</b>									
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>SQ FT</b>
<a href="#">R044075</a>	10/5/2018	\$151,000	\$169,120	1	\$169,120	3255-120-34-003	LOT S47, LARKSPUR SUBDIVISION		16,432
<a href="#">R044097</a>	3/6/2019	\$157,500	\$176,400	1	\$176,400	3255-120-34-025	LOT S12, LARKSPUR SUBDIVISION		9,114

**COMPARABLE LEAs:**  
**61730 - LARKSPUR: EXTERIOR WEST**

**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>61740 - SILVER SAGE</b>							<b>\$163,800 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R032135</a>	3/16/2020	\$159,000	\$163,770	1	\$163,770	3255-013-02-017	LOT 1, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS	0.79

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT*

<b>61750 - SILVER SAGE INTERIOR</b>							<b>\$336,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R032154</a>	8/21/2018	\$300,000	\$336,000	1	\$336,000	3255-013-03-006	LOT 19, SILVER SAGE SUBDIVISION	OUTSTANDING VIEWS	0.82

<b>61770 - HIDDEN RIVER RANCH: ON RIVER</b>							<b>\$520,800 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R042827</a>	11/2/2018	\$465,000	\$520,800	1	\$520,800	3257-201-01-016	SITE 10, HIDDEN RIVER RANCH SUBDIVISION	OUTSTANDING VIEWS, ON RIVER	4.39

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT*

<b>61760 - HIDDEN RIVER RANCH: OFF RIVER</b>							<b>\$260,400 BASE VALUE PER SITE</b>		
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VALUE DETERMINED BY APPLYING THE DOWNWARD OFF RIVER ADJUSTMENT OF 50% TO LEA 61770



**2021 REAPPRAISAL  
ECONOMIC AREA 6  
VACANT LAND:  
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:  
JULY 1, 2018 - JUNE 30, 2020**

<b>61780 - RED MOUNTAIN RANCH: UPPER</b>							<b>\$380,000 BASE VALUE PER SITE</b>		
<b>ACCOUNT NUMBER</b>	<b>SALE DATE</b>	<b>ADJUSTED SALE PRICE</b>	<b>TIME ADJUSTED SALE PRICE</b>	<b>SITES</b>	<b>TASP PER SITE</b>	<b>PARCEL NUMBER</b>	<b>LEGAL</b>	<b>UNIQUE CHARACTERISTICS</b>	<b>ACRES</b>
<a href="#">R032391</a>	12/24/2018	\$525,000	\$588,000	1	\$588,000	3257-000-02-028	LOT 28, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS, WELL INSTALLED	35.10
<a href="#">R032387</a>	11/13/2019	\$550,000	\$588,500	1	\$588,500	3257-000-02-015	LOT 24, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	35.12
<a href="#">R073054</a>	10/17/2018	\$600,000	\$672,000	1	\$672,000	3257-000-06-006	LOT 51, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	36.60

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, WELL INSTALLED*

*DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS*

<b>61790 - RED MOUNTAIN RANCH: LOWER</b>	<b>\$292,300 BASE VALUE PER SITE</b>
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VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT FOR VIEW TO 61780 - RED MOUNTAIN RANCH UPPER VALUE:  $\$380,000/1.3 = \$292,300$

*UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, WELL INSTALLED*