

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

**2021 REAPPRAISAL
ECONOMIC AREA 6:
CONDOMINIUMS IN CB SOUTH, SKYLAND,
CB SOUTH, RIVERBEND**

CB SOUTH

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
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CASA DEL SOL CONDOMINIUMS - 28 ESCALANTE ST, CB SOUTH													
R015493	1	8/29/2019	\$415,000	\$435,750	1,085	\$402	-	-	Average	Average	Average	Fair	1980

CEMENT CREEK CONDOMINIUMS - 2/3 ELCHO AVE, CB SOUTH													
R015299	3	10/26/2018	\$245,000	\$288,708	788	\$366	-	237	Average	Fair Plus	Average	Fair	1982

CEMENT CREEK DUPLEX CONDOMINIUMS - 117 CASCADILLA ST, CB SOUTH													
R015349	1	7/12/2018	\$392,134	\$478,247	622	\$479	578	-	Good	Good	Good	Fair	1994

DIAMOND CONDOMINIUMS - 344 CASCADILLA ST, CB SOUTH													
R042069	A	8/31/2018	\$418,162	\$504,262	1,341	\$376	-	-	Average	Average	Average	Average	1999
R042070	B	9/4/2018	\$222,500	\$265,265	0	\$447	913	-	Average	Average	Average	Average	1999

ESCALANTE CONDOS - 86 ESCALANTE ST, CB SOUTH													
R032694	2	8/1/2019	\$395,500	\$415,275	1,084	\$383	-	242	Average	Average Plus	Average	Fair	1994

FIRST LIGHT CONDOMINIUMS - 302 HAVERLY ST, CB SOUTH													
R015296	4	8/30/2019	\$340,000	\$357,000	1,007	\$355	-	-	Average	Fair Plus	Average	Fair	1978
R015293	1	10/26/2018	\$306,000	\$360,590	1,007	\$358	-	-	Average	Fair Plus	Average	Fair	1978

GLACIER SPRINGS CONDOMINIUMS - 81 CASCADILLA ST, CB SOUTH													
R042467	-	8/26/2019	\$485,000	\$509,250	1,019	\$340	734	246	Average	Average Plus	Average	Average	2003

LARKSPUR CONDOMINIUMS - 421 TEOCALLI RD, CB SOUTH													
R015486	A	7/9/2019	\$290,000	\$305,950	978	\$313	-	-	Average	Fair	Average	Fair	1979

LUCKY CONDOMINIUMS - 41 ENDNER PL, CB SOUTH													
R042379	B	6/21/2019	\$480,000	\$512,976	1,404	\$365	-	231	Average	Average	Average	Average	2003

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CB SOUTH (cont'd)

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NORTH STAR CONDOS PHASE 1 - 148 ELCHO AVE, CB SOUTH													
R042470	13	10/21/2019	\$345,000	\$358,800	1,063	\$256	518	-	Average	Fair	Average	Fair	2002
R042468	11	9/4/2018	\$341,000	\$406,540	1,069	\$289	521	-	Good	Average Plus	Average	Fair	2002
R031351	10	11/22/2019	\$340,000	\$351,900	878	\$401	-	220	Average	Average	Average	Fair	1993
R031342	1	7/9/2018	\$300,000	\$365,880	878	\$417	-	220	Average	Average	Average	Fair	1993
PINES CONDOMINIUMS - 476 CASCADILLA ST, CB SOUTH													
R015291	3	2/26/2019	\$260,000	\$292,136	804	\$363	-	-	Good	Fair Plus	Average	Average	1984
MEADOW VISTA CONDOMINIUMS - 283 & 311 CEMENT CREEK RD, CB SOUTH													
R044148	E	10/1/2019	\$475,000	\$494,000	1,480	\$321	587	511	Good	Average	Average	Good	2005
R044149	F	1/31/2020	\$590,000	\$604,750	1,814	\$326	427	466	Good	Average	Average	Good	2005
ROUND MOUNTAIN CONDOMINIUMS - 137 ESCALANTE ST, CB SOUTH													
R015361	A	4/19/2019	\$349,000	\$382,539	1,060	\$361	-	-	Average	Average	Average	Fair	1999
SAGEBRUSH CONDOMINIUMS - 134/156 FLOYD PL, CB SOUTH													
R041914	1	8/21/2019	\$580,900	\$609,945	2,134	\$286	-	302	Average	Average	Average	Average	2000
WESTOVER CONDOMINIUMS - 351 CASCADILLA ST, CB SOUTH													
R031359	A	12/5/2019	\$437,000	\$450,110	1,376	\$327	-	246	Average	Average	Average	Fair	1994

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SKYLAND

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GOLF VILLAS AT SKYLAND CONDOMINIUMS - ST ANDREWS CIRCLE, SKYLAND													
R040290	-	6/6/2019	\$615,000	\$657,251	1,458	\$451	-	274	Average	Average Plus	Average	Average	1999

MOUNTAIN HORIZONS AT SKYLAND - 1 MOUNTAIN HORIZONS DR, SKYLAND													
R025003	4	9/12/2018	\$732,400	\$873,167	1,631	\$535	-	393	Very Good	Good	Good	Good	1986
R015547	3	8/8/2019	\$850,000	\$892,500	1,631	\$547	-	402	Good	Average Plus	Good	Good	1986

POWDERVIEW AT THE GREENS - 251 SLATE RIVER DR, SKYLAND													
R025256	7	8/22/2018	\$323,500	\$390,109	823	\$474	-	-	Average	Average	Average	Average	1985

SKYLAND LODGE CONDOMINIUMS - 350 COUNTRY CLUB DR, SKYLAND													
R017641	308A	12/5/2019	\$172,000	\$177,160	445	\$398	-	-	Average	Average	Average	Average	1984
R017634	301A	6/19/2019	\$170,000	\$181,679	445	\$408	-	-	Average	Average	Average	Average	1984
R017624	215A	6/26/2019	\$201,200	\$215,022	445	\$483	-	-	Average	Average	Average	Average	1993
R017647	314A	4/29/2019	\$250,000	\$274,025	500	\$548	-	-	Average	Average Plus	Average	Average	1984

TROPHY CLUB CONDOMINIUMS - 10 GARLAND DR, SKYLAND													
R015528	3	10/12/2018	\$580,000	\$683,472	1,416	\$483	-	325	Good	Average Plus	Good	Average	1995

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RIVERBEND

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HIGH VALLEY CONDOMINIUMS - 88/92 ASPEN LN, RIVERBEND													
R013177	4B	5/15/2019	\$484,000	\$523,882	1,583	\$331	-	-	Average	Average	Average	Average	1978
R013172	1C	5/14/2019	\$435,000	\$470,844	1,057	\$445	-	-	Good	Average Plus	Average	Average	1985

WHETSTONE VILLAGE CONDOMINIUMS - 150/170 ASPEN LN, RIVERBEND													
R013187	2B	7/31/2018	\$364,000	\$443,934	1,178	\$377	-	-	Average	Average	Average	Fair	1979

BUCKHORN RANCH

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STALLION PARK CONDOMINIUMS - BUCKHORN RANCH													
R070600	101	3/8/2019	\$318,000	\$352,948	884	\$399	-	286	Good	Average	Average	Average	2006
R043933	202	3/16/2020	\$355,000	\$360,325	882	\$409	-	292	Good	Average	Average	Average	2005
R070607	202	10/1/2018	\$335,000	\$394,764	884	\$447	-	248	Good	Average	Average	Average	2006