

**2021 REAPPRAISAL
ECONOMIC AREA 2**

**VACANT LAND:
TOWN OF CRESTED BUTTE**

**SALES STUDY PERIOD:
JULY 1, 2015 - JUNE 30, 2020**

NEIGHBORHOOD 200001 - NORTHWEST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031383	4/14/2016	\$15,000	\$25,086	6,250	\$4.01	3255-031-04-004	LOTS 8 & 9, BLOCK 10, CRESTED BUTTE	AVERAGE VIEWS, LIMITED USE, UNDER COAL CREEK
R003132	11/15/2016	\$851,111	\$1,379,131	10,938	\$126.09	3255-031-33-008	LOTS 26-28 & PART OF LOT 25, BLOCK 18, CRESTED BUTTE	OVERSIZED LOT, AVERAGE VIEWS
R003474	7/14/2016	\$635,000	\$1,047,877	6,250	\$167.66	3255-031-05-002	LOTS 21 & 22, BLOCK 11, CRESTED BUTTE	AVERAGE VIEWS

NEIGHBORHOOD 200001.11 - NORTHWEST QUARTER: KAPUSHION								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031563	10/11/2017	\$900,000	\$1,385,280	8,437	\$164.19	3177-344-01-008	LOT 8, KAPUSHION SUBDIVISION	ADJACENT TO OPEN SPACE, OVERSIZED LOT, SCENIC VIEWS
R031570	5/24/2016	\$1,025,000	\$1,706,625	7,788	\$219.14	3177-344-02-015	LOT 15, KAPUSHION SUBDIVISION	ADJACENT TO OPEN SPACE, CUL DE SAC, OVERSIZED LOT, SCENIC VIEWS

NEIGHBORHOOD 200002 - SOUTHWEST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R003346	11/30/2015	\$837,300	\$1,431,281	7,031	\$203.57	3255-031-77-009	LOTS 17, 18 & PART OF LOT 19, BLOCK 27, CRESTED BUTTE	AVERAGE VIEWS

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NEIGHBORHOOD 200003.9 - NORTHEAST QUARTER: DEED RESTRICTED								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R072215	4/24/2019	\$40,000	\$51,200	4,800	\$10.67	3255-022-02-021	LOT 5, BLOCK 79, PARADISE PARK SUBDIVISION	AVERAGE VIEWS
R072223	4/24/2019	\$30,000	\$38,400	3,125	\$12.29	3255-022-02-029	LOT 13, BLOCK 79, PARADISE PARK SUBDIVISION	ABOVE AVERAGE VIEWS
R072227	5/24/2018	\$45,000	\$66,933	4,800	\$13.94	3255-022-02-033	LOT 17, BLOCK 79, PARADISE PARK SUBDIVISION	ABOVE AVERAGE VIEWS
R072219	5/31/2017	\$25,000	\$39,405	2,750	\$14.33	3255-022-02-025	LOT 9, BLOCK 79, PARADISE PARK SUBDIVISION	AVERAGE VIEWS
R072217	7/16/2018	\$55,000	\$80,300	5,400	\$14.87	3255-022-02-023	LOT 7, BLOCK 79, PARADISE PARK SUBDIVISION	AVERAGE VIEWS
R072222	9/22/2016	\$30,000	\$49,062	3,125	\$15.70	3255-022-02-028	LOT 12, BLOCK 79, PARADISE PARK SUBDIVISION	ABOVE AVERAGE VIEWS
R072213	9/21/2016	\$30,000	\$49,062	3,000	\$16.35	3255-022-02-019	LOT 3, BLOCK 79, PARADISE PARK SUBDIVISION	ABOVE AVERAGE VIEWS
R072211	7/24/2017	\$65,000	\$101,491	6,000	\$16.92	3255-022-02-017	LOT 1, BLOCK 79, PARADISE PARK SUBDIVISION	AVERAGE VIEWS
R072225	9/21/2016	\$60,000	\$98,124	5,400	\$18.17	3255-022-02-031	LOT 15, BLOCK 79, PARADISE PARK SUBDIVISION	ABOVE AVERAGE VIEWS
R072209	9/21/2016	\$75,000	\$122,655	6,600	\$18.58	3255-022-01-009	LOT 4, BLOCK 80, PARADISE PARK SUBDIVISION	OUTSTANDING VIEWS

NEIGHBORHOOD 200004 - SOUTHEAST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R044290	12/14/2015	\$405,000	\$689,310	6,250	\$110.29	3255-022-63-033	LOTS 25 & 26, BLOCK 64, CRESTED BUTTE	ABOVE AVERAGE VIEWS
R002904	12/26/2015	\$405,000	\$689,310	6,250	\$110.29	3255-022-63-008	LOTS 23 & 24, BLOCK 64, CRESTED BUTTE	ABOVE AVERAGE VIEWS

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NEIGHBORHOOD 200004.11 - SOUTHEAST QUARTER: VERZUH								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R041107	6/24/2016	\$500,000	\$828,800	11,250	\$73.67	3255-022-80-003	TRACT 3, BLOCK 74, VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041108	6/24/2016	\$500,000	\$828,800	11,250	\$73.67	3255-022-80-004	TRACT 4, BLOCK 74, VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041104	8/9/2017	\$730,000	\$1,134,420	11,250	\$100.84	3255-022-79-005	TRACT 5, BLOCK 75, VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041105	1/14/2016	\$650,000	\$1,101,490	10,686	\$103.08	3255-022-80-001	TRACT 1, BLOCK 74, VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041101	7/2/2019	\$1,000,000	\$1,220,000	11,250	\$108.44	3255-022-79-002	TRACT 2, BLOCK 75, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041102	3/10/2020	\$1,287,500	\$1,364,750	11,250	\$121.31	3255-022-79-003	TRACT 3, BLOCK 75, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041072	3/19/2019	\$1,125,000	\$1,462,500	11,400	\$128.29	3255-022-77-003	TRACT 3, BLOCK 71, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041061	8/2/2019	\$1,250,000	\$1,500,000	10,688	\$140.34	3255-022-76-003	TRACT 3, BLOCK 70, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041087	8/22/2016	\$595,000	\$977,466	6,000	\$162.91	3255-022-57-001	TRACT 12, BLOCK 67, VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS
R041045	10/4/2019	\$875,000	\$1,015,000	6,000	\$169.17	3255-022-34-003	TRACT 7, BLOCK 69, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS
R041059	6/23/2017	\$1,300,000	\$2,039,440	10,688	\$190.82	3255-022-76-001	TRACT 1, BLOCK 70, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041046	10/2/2015	\$700,000	\$1,201,760	6,000	\$200.29	3255-022-34-002	TRACT 6, BLOCK 69, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS

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SALES STUDY PERIOD:
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NEIGHBORHOOD 200005 - HEIGHTS							LEGAL	UNIQUE CHARACTERISTICS
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER		
R003293	12/11/2018	\$1,200,000	\$1,632,000	13,855	\$117.79	3255-031-60-012	SITE 5, THE HEIGHTS AT CRESTED BUTTE	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R027747	9/11/2017	\$820,000	\$1,268,212	9,375	\$135.28	3255-031-60-012	SITE 12, THE HEIGHTS AT CRESTED BUTTE	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT

NEIGHBORHOOD 200006 - TREASURY HILL							LEGAL	UNIQUE CHARACTERISTICS
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER		
R028068	10/20/2017	\$575,000	\$885,040	9,375	\$94.40	3255-032-03-003	LOT 3, TREASURY HILL SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R030159	11/23/2018	\$1,050,000	\$1,449,000	11,333	\$127.86	3255-032-03-003	LOT 13, TREASURY HILL SUBDIVISION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT

C - COMMERCIAL ZONING							LEGAL	UNIQUE CHARACTERISTICS
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER		
R072730	3/21/2018	\$200,000	\$300,440	3,125	\$96.14	3255-031-82-037	LOT 24, BLOCK 38, CRESTED BUTTE	AVERAGE VIEWS, COMMERCIAL ZONING

MIXED ZONING T/B2 - TOURIST/BUSINESS/HIGHWAY RELATED							LEGAL	UNIQUE CHARACTERISTICS
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER		
R071782	9/10/2018	\$585,000	\$830,700	9,375	\$88.61	3255-031-81-018	TRACT 2, ANTHRACITE PLACE SUBDIVISION	AVERAGE VIEWS