

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

**2021 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

| <b>BLACK BEAR LODGE - 9 HUNTER HILL RD, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>26 Residential Units</b> ; Quality: <b>Good</b> ; Condition: <b>Good</b> ; Year Built: <b>2001</b> ; Proximity to Ski Area to Ski Area: <b>Good</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Front Desk, Hot Tub, Elevator, Indoor & Outdoor Common Areas, Indoor Parking, Deluxe Ski Storage  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R041926</a>  | 208    | 2/4/2020   | \$725,000           | \$739,500                | 1,607       | \$460          | Very Good      | Good Plus    | Good        | Average   |
| <a href="#">R041921</a>  | 106    | 10/23/2018 | \$549,250           | \$604,175                | 945         | \$639          | Very Good      | Good         | Good        | Fair      |

| <b>BLACK DIAMOND LODGE - 621 GOTHIC RD, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>8 Residential Units</b> ; Quality: <b>Good</b> ; Condition: <b>Good</b> ; Year Built: <b>2006</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Elevator, Indoor Common Areas, Indoor Parking, Add'l Indoor Parking, Deluxe Ski Storage  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R045190</a>  | 1A     | 10/10/2018 | \$595,000           | \$654,500                | 1,253       | \$522          | Very Good      | Good Plus    | Good        | Average   |

| <b>BUTTES CONDOMINIUMS - 21 CRESTED MOUNTAIN LN, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>21 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Outdoor Common Area   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005819</a>   | 306B   | 3/13/2020 | \$645,000           | \$654,675                | 1,197       | \$547          | Good           | Average Plus | Average     | Average   |
| <a href="#">R005822</a>   | 403B   | 5/24/2019 | \$500,000           | \$532,500                | 919         | \$579          | Average        | Average Plus | Average     | Average   |

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| <b>CASTLE POINT CONDOS (PHASE I &amp; II) - 17 CASTLE RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>8 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1994</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Outdoor Common Area, Private Indoor Parking  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R031385</a>   | 6      | 7/5/2018  | \$425,000           | \$473,875                | 1,128       | \$420          | Good           | Average      | Good        | Good      |

| <b>CHADLINGTON HOUSE - 18 CRYSTAL RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>30 Residential Units</b> ; Quality: <b>Fair</b> ; Condition: <b>Average</b> ; Year Built: <b>1981</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Outdoor Common Area  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006231</a>   | 6A     | 9/13/2019 | \$295,000           | \$308,275                | 910         | \$339          | Average        | Fair         | Average     | Average   |

| <b>CHATEAUX CONDOMINIUMS - 651 GOTHIC RD, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>60 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Sauna, Swimming Pool, Indoor and Outdoor Common Areas   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005579</a>   | 510    | 8/22/2018  | \$310,000           | \$344,100                | 1,131       | \$304          | Average        | Average      | Average     | Good      |
| <a href="#">R005575</a>   | 506    | 9/19/2018  | \$370,000           | \$408,850                | 1,131       | \$361          | Average        | Average      | Average     | Good      |
| <a href="#">R005557</a>   | 311    | 11/14/2018 | \$295,000           | \$323,025                | 831         | \$389          | Average        | Average Plus | Average     | Fair      |
| <a href="#">R005582</a>   | 406    | 2/10/2020  | \$476,900           | \$486,438                | 1,094       | \$445          | Good           | Average Plus | Average     | Good      |

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| <b>CRESTED MOUNTAIN CONDOS - 31 CRESTED MOUNTAIN LN, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>14 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Very Good</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Sauna, Indoor and Outdoor Common Areas, Private Indoor Parking  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005799</a>   | D2     | 9/24/2018  | \$515,000           | \$569,075                | 1,148       | \$496          | Average        | Average      | Good        | Very Good |
| <a href="#">R005797</a>   | C2     | 11/15/2019 | \$610,000           | \$631,350                | 1,148       | \$550          | Average        | Average      | Good        | Very Good |

| <b>CRESTED MOUNTAIN NORTH CONDOS - 31 CRESTED MOUNTAIN LN, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>14 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Average</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Sauna, Indoor and Outdoor Common Areas, Indoor Parking  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005866</a>   | J5     | 5/22/2019 | \$557,500           | \$593,738                | 1,212       | \$490          | Average        | Good         | Good        | Average   |
| <a href="#">R005943</a>   | L4     | 11/5/2018 | \$715,000           | \$782,925                | 1,323       | \$592          | Very Good      | Good         | Good        | Average   |
| <a href="#">R005946</a>   | L7     | 8/8/2018  | \$705,000           | \$782,550                | 1,320       | \$593          | Very Good      | Good         | Good        | Average   |

| <b>CRYSTAL VIEW CONDOS - 20 CASTLE RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>4 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: None   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006109</a>   | 1      | 8/3/2018  | \$354,000           | \$392,940                | 946         | \$415          | Good           | Average      | Average     | Good      |
| <a href="#">R006112</a>   | 4      | 8/28/2019 | \$405,000           | \$425,250                | 946         | \$450          | Average        | Average      | Average     | Good      |

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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>EAGLES NEST TOWNHOUSES - 31 MARCELLINA LN &amp; 11 MORNING GLORY WAY, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>42 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>1980</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Sauna, Outdoor Common Area, Private Indoor Parking  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005904</a>   | 5      | 8/13/2018  | \$387,500           | \$430,125                | 1,226       | \$351          | Average        | Average      | Good        | Very Good |
| <a href="#">R005883</a>   | 31     | 4/18/2019  | \$418,000           | \$447,260                | 1,226       | \$365          | Average        | Fair Plus    | Good        | Very Good |
| <a href="#">R005911</a>   | 6      | 5/14/2019  | \$424,000           | \$451,560                | 1,226       | \$368          | Good           | Average      | Good        | Very Good |
| <a href="#">R026261</a>   | 23     | 1/15/2019  | \$439,000           | \$476,315                | 1,226       | \$389          | Average        | Average      | Good        | Very Good |
| <a href="#">R005888</a>   | 36     | 10/25/2018 | \$461,000           | \$507,100                | 1,226       | \$414          | Good           | Average Plus | Good        | Very Good |
| <a href="#">R005871</a>   | 19     | 5/20/2019  | \$479,000           | \$510,135                | 1,226       | \$416          | Average        | Average Plus | Good        | Very Good |
| <a href="#">R005880</a>   | 28     | 5/31/2019  | \$480,000           | \$511,200                | 1,226       | \$417          | Good           | Average Plus | Good        | Very Good |
| <a href="#">R005905</a>   | 4      | 8/22/2018  | \$466,000           | \$517,260                | 1,226       | \$422          | Good           | Average      | Good        | Very Good |
| <a href="#">R005903</a>   | 7      | 10/17/2018 | \$480,000           | \$528,000                | 1,226       | \$431          | Average        | Average      | Good        | Very Good |
| <a href="#">R005909</a>   | 3      | 10/11/2019 | \$512,000           | \$532,480                | 1,226       | \$434          | Average        | Average      | Good        | Very Good |
| <a href="#">R005900</a>   | 10     | 9/4/2019   | \$519,000           | \$542,355                | 1,226       | \$442          | Average        | Average Plus | Good        | Very Good |

| <b>EDELWEISS CONDOMINIUMS - 31 CASTLE RD, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>6 Residential Units</b> ; Quality: <b>Fair</b> ; Condition: <b>Below Average</b> ; Year Blt: <b>1974</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: None  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006175</a>  | 1      | 12/23/2019 | \$227,000           | \$233,810                | 536 *       | \$436          | Average        | Fair         | Average     | Average   |

\* basement

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**2021 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

| <b>ELEVATION CONDOMINIUMS - 500 GOTHIC RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>263 Residential Units</b> ; Quality: <b>Very Good</b> ; Condition: <b>Average</b> ; Year Blt: <b>1984</b> ; Proximity to Ski Area: <b>Very Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Front Desk, Hot Tub, Covered Parking, Ski in - Ski out  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R044971</a>  | 647    | 8/7/2018  | \$115,000           | \$127,650                | 428         | \$298          | Good           | Good         | Average     | Good      |

| <b>ELK RIDGE I CONDOS - 22 CASTLE RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>4 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1978</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: None   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006168</a>   | 2      | 9/23/2019 | \$350,000           | \$365,750                | 884         | \$414          | Average        | Average      | Fair        | Good      |

| <b>ELK RIDGE II CONDOS - 17 SNOWFALL DR, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>10 Residential Units</b> ; Quality: <b>Fair</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: None   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006236</a>   | 3      | 10/3/2019 | \$250,000           | \$260,000                | 876         | \$297          | Average        | Fair         | Average     | Fair      |

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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>ELK RIDGE III CONDOS - 710 GOTHIC RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>9 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1980</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Indoor Parking  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005323</a>   | 2      | 6/2/2020  | \$359,000           | \$359,000                | 924         | \$389          | Average        | Average      | Good        | Average   |
| <a href="#">R005324</a>   | 3      | 2/19/2020 | \$370,000           | \$377,400                | 924         | \$408          | Average        | Average      | Good        | Average   |
| <a href="#">R005325</a>   | 4      | 4/15/2019 | \$369,500           | \$395,365                | 924         | \$428          | Average        | Average      | Good        | Average   |

| <b>EVERGREEN CONDOS - 25 &amp; 35 EMMONS RD, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>48 Residential Units</b> (4 Ground Floor Commercial Units); Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1980</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Sauna, Outdoor Common Area   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005746</a>  | A      | 6/14/2019  | \$150,000           | \$159,000                | 567         | \$280          | Average        | Average      | Average     | Poor      |
| <a href="#">R005763</a>  | 26     | 12/30/2018 | \$234,000           | \$255,060                | 731         | \$349          | Average        | Average      | Average     | Poor      |
| <a href="#">R005765</a>  | 22     | 2/6/2020   | \$260,000           | \$265,200                | 731         | \$363          | Average        | Fair         | Average     | Poor      |
| <a href="#">R005791</a>  | 35     | 6/2/2020   | \$268,500           | \$268,500                | 718         | \$374          | Average        | Average      | Average     | Fair      |
| <a href="#">R005784</a>  | 37     | 7/25/2019  | \$405,000           | \$427,275                | 1,047       | \$408          | Average        | Average      | Average     | Average   |
| <a href="#">R005752</a>  | 3      | 10/17/2019 | \$525,000           | \$546,000                | 1,284       | \$425          | Average        | Good         | Average     | Poor      |

| <b>GATEWAY CONDOS - 18 SNOWMASS RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>18 Residential Units</b> ; Qual: <b>Average</b> ; Condition: <b>Average</b> ; Year Blt: <b>1981</b> ; Proximity to Ski Area: <b>Very Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Elevator, Hot Tub, Sauna, Outdoor Common Area, Indoor Parking   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005962</a>  | 303    | 6/10/2020 | \$527,400           | \$527,400                | 993         | \$531          | Good           | Average Plus | Good        | Very Good |
| <a href="#">R005951</a>  | 201    | 7/30/2018 | \$511,000           | \$569,765                | 1,014       | \$562          | Good           | Average Plus | Good        | Very Good |

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MT. CRESTED BUTTE CONDOMINIUMS**

**GRAND LODGE CB RESORT CONDOS (WEST) - 6 EMMONS RD, MT CRESTED BUTTE**

BUILDING DETAILS: **119 Residential Units**; Quality: **Good**; Condition: **Good**; Year Built: **2000**; Proximity to Ski Area: **Average**  
 CONDO AMENITIES: Front Desk, Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Public Restaurant/Bar on Site

| ACCOUNT NUMBER          | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
|-------------------------|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| <a href="#">R043069</a> | 475    | 3/23/2020  | \$103,671           | \$105,226                | 443         | \$238          | Good           | Average      | Average     | Fair      |
| <a href="#">R043045</a> | 378    | 7/20/2018  | \$107,689           | \$120,073                | 437         | \$275          | Good           | Average      | Average     | Fair      |
| <a href="#">R043047</a> | 380    | 7/11/2018  | \$123,454           | \$137,651                | 482         | \$286          | Good           | Average      | Average     | Average   |
| <a href="#">R043039</a> | 372    | 7/24/2018  | \$112,268           | \$125,179                | 433         | \$289          | Good           | Average      | Average     | Fair      |
| <a href="#">R043018</a> | 278    | 1/7/2020   | \$131,174           | \$134,453                | 442         | \$304          | Good           | Average      | Average     | Fair      |
| <a href="#">R042984</a> | 151    | 8/16/2019  | \$159,527           | \$167,503                | 491         | \$341          | Good           | Average      | Good        | Poor      |
| <a href="#">R043004</a> | 263    | 8/29/2018  | \$137,692           | \$152,838                | 436         | \$351          | Good           | Average      | Average     | Fair      |
| <a href="#">R043010</a> | 270    | 3/27/2019  | \$116,447           | \$125,181                | 351         | \$357          | Good           | Average      | Average     | Poor      |
| <a href="#">R043083</a> | 559    | 3/2/2020   | \$151,213           | \$153,481                | 429         | \$358          | Good           | Average      | Average     | Average   |
| <a href="#">R043049</a> | 451    | 9/21/2018  | \$168,018           | \$185,660                | 494         | \$376          | Good           | Average      | Average     | Average   |
| <a href="#">R043057</a> | 461    | 6/6/2019   | \$162,641           | \$172,399                | 453         | \$381          | Good           | Average      | Average     | Average   |
| <a href="#">R042992</a> | 178    | 6/5/2019   | \$158,695           | \$168,217                | 435         | \$387          | Good           | Average      | Good        | Fair      |
| <a href="#">R043026</a> | 355    | 5/28/2019  | \$168,671           | \$179,635                | 443         | \$405          | Good           | Average      | Average     | Fair      |
| <a href="#">R043072</a> | 478    | 12/19/2018 | \$163,689           | \$178,421                | 437         | \$408          | Good           | Average      | Average     | Average   |
| <a href="#">R043030</a> | 361    | 11/2/2018  | \$172,144           | \$188,498                | 452         | \$417          | Good           | Average      | Average     | Fair      |
| <a href="#">R043080</a> | 555    | 6/27/2019  | \$203,671           | \$215,891                | 443         | \$487          | Good           | Average      | Average     | Average   |

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

## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>GRAND LODGE CB RESORT CONDOS II (EAST) - 6 EMMONS RD, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>109 Residential Units</b> ; Quality: <b>Good</b> ; Condition: <b>Good</b> ; Year Built: <b>2000</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Front Desk, Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Public Restaurant/Bar on Site              |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R043965</a>  | 204    | 7/17/2018  | \$132,774           | \$148,043                | 742         | \$200          | Good           | Average      | Average     | Fair      |
| <a href="#">R043962</a>  | 124    | 7/5/2018   | \$142,780           | \$159,200                | 740         | \$215          | Good           | Average      | Good        | Fair      |
| <a href="#">R043990</a>  | 306    | 7/2/2018   | \$110,827           | \$123,572                | 391         | \$316          | Good           | Average      | Average     | Poor      |
| <a href="#">R043952</a>  | 114    | 8/22/2018  | \$112,827           | \$125,238                | 391         | \$320          | Good           | Average      | Good        | Poor      |
| <a href="#">R043961</a>  | 123    | 7/5/2018   | \$121,815           | \$135,824                | 395         | \$344          | Good           | Average      | Good        | Fair      |
| <a href="#">R044017</a>  | 410    | 12/19/2019 | \$148,827           | \$153,292                | 391         | \$392          | Good           | Average      | Average     | Fair      |
| <a href="#">R043958</a>  | 120    | 2/5/2019   | \$148,815           | \$160,720                | 395         | \$407          | Good           | Average      | Good        | Poor      |
| <a href="#">R043949</a>  | 111    | 9/4/2018   | \$148,805           | \$164,430                | 395         | \$416          | Good           | Average      | Good        | Average   |

| <b>HAWKS NEST TOWNHOMES - 17 HUNTER HILL RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>4 Residential Units</b> ; Quality: <b>Good</b> ; Condition: <b>Good</b> ; Year Built: <b>2006</b> ; Proximity to Ski Area: <b>Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Indoor Parking, Outdoor Common Area  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R044681</a>   | 4      | 11/8/2018 | \$967,500           | \$1,059,413              | 1,863       | \$569          | Good           | Good         | Good        | Very Good |



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

**2021 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

**HUNTER HILL CONDOMINIUMS - 27 CRYSTAL RD, MT CRESTED BUTTE**

BUILDING DETAILS: **8 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None?

| ACCOUNT NUMBER          | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
|-------------------------|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| <a href="#">R006315</a> | 4      | 1/17/2020 | \$278,000           | \$284,950                | 810         | \$352          | Average        | Average      | Fair        | Average   |
| <a href="#">R006311</a> | 7      | 3/13/2019 | \$240,000           | \$258,000                | 640 *       | \$403          | Average        | Average      | Fair        | Fair      |

\* basement

**LAZY S CONDOMINIUMS - 110 PITCHFORK DR, MT CRESTED BUTTE**

BUILDING DETAILS: **6 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **2000**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Indoor Parking, Outdoor Common Area

| ACCOUNT NUMBER          | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
|-------------------------|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| <a href="#">R041485</a> | D      | 2/24/2020 | \$255,000           | \$260,100                | 675         | \$385          | Average        | Average      | Average     | Good      |

**MOUNTAIN EDGE CONDOMINIUMS - 11 HUNTER HILL RD, MT CRESTED BUTTE**

BUILDING DETAILS: **23 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Average**

CONDO AMENITIES: Hot Tub (Indoor and Outdoor), Indoor and Outdoor Common Areas, Sauna

| ACCOUNT NUMBER          | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
|-------------------------|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| <a href="#">R027159</a> | A202   | 9/5/2018  | \$450,000           | \$497,250                | 1,233       | \$403          | Good           | Average      | Average     | Average   |
| <a href="#">R005916</a> | 305    | 7/10/2019 | \$264,000           | \$278,520                | 688         | \$405          | Average        | Average      | Average     | Fair      |
| <a href="#">R005933</a> | 505    | 6/4/2020  | \$450,000           | \$450,000                | 929         | \$484          | Average        | Average Plus | Average     | Good      |
| <a href="#">R005935</a> | 304    | 8/7/2018  | \$330,000           | \$366,300                | 739         | \$496          | Good           | Average      | Average     | Fair      |

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

## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| MOUNTAINEER SQUARE CONDOS (PHASE 1) - 620 GOTHIC RD, MT CRESTED BUTTE   |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>201 Residential Units</b> (Ground Floor Commercial Units); Quality: <b>Very Good</b> ; Condition: <b>Good</b> ; Year Built: <b>2006</b> ; Proximity to Ski Area: <b>Good</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Bar on Site, Indoor Parking   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R044556</a>   | 418    | 7/31/2018  | \$790,000           | \$880,850                | 1,839       | \$479          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044515</a>   | 223    | 8/2/2019   | \$901,875           | \$946,969                | 1,947       | \$486          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044514</a>   | 222    | 11/26/2018 | \$625,000           | \$684,375                | 1,391       | \$492          | Good           | Average Plus | Good        | Average   |
| <a href="#">R044530</a>   | 315    | 8/31/2018  | \$590,000           | \$654,900                | 1,286       | \$509          | Good           | Average Plus | Good        | Average   |
| <a href="#">R044527</a>   | 312    | 10/8/2018  | \$610,000           | \$671,000                | 1,286       | \$522          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044526</a>   | 311    | 12/20/2019 | \$648,000           | \$667,440                | 1,272       | \$525          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044520</a>   | 305    | 9/13/2019  | \$458,000           | \$478,610                | 898         | \$533          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044511</a>   | 219    | 12/12/2019 | \$699,500           | \$720,485                | 1,319       | \$546          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044495</a>   | 203    | 7/26/2019  | \$510,000           | \$538,050                | 977         | \$551          | Good           | Average      | Good        | Fair      |
| <a href="#">R044571</a>   | 509    | 11/13/2019 | \$695,000           | \$719,325                | 1,286       | \$559          | Good           | Average Plus | Good        | Good      |
| <a href="#">R044578</a>   | 517    | 11/21/2018 | \$995,000           | \$1,089,525              | 1,947       | \$560          | Good           | Very Good    | Good        | Good      |
| <a href="#">R044582</a>   | 604    | 11/1/2019  | \$640,000           | \$662,400                | 1,167       | \$568          | Good           | Average Plus | Good        | Average   |
| <a href="#">R044503</a>   | 211    | 6/20/2019  | \$960,000           | \$1,017,600              | 1,792       | \$568          | Good           | Good         | Good        | Average   |
| <a href="#">R044533</a>   | 318    | 4/30/2020  | \$237,500           | \$239,875                | 400         | \$600          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044532</a>   | 317    | 2/14/2019  | \$510,000           | \$550,800                | 882         | \$624          | Good           | Average Plus | Good        | Average   |
| <a href="#">R044508</a>   | 216    | 7/18/2018  | \$312,500           | \$348,438                | 526         | \$662          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044525</a>   | 310    | 1/31/2019  | \$365,000           | \$396,025                | 532         | \$744          | Good           | Average Plus | Good        | Fair      |
| <a href="#">R044502</a>   | 210    | 11/19/2018 | \$380,000           | \$416,100                | 534         | \$779          | Good           | Good         | Good        | Fair      |

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

## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| OUT RUN CONDOS (BUILDINGS A,B,C,D,E,J,L,M,O) - 721 & 741 GOTHIC ROAD, MT CRESTED BUTTE  |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>42 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub (Indoor and Outdoor), Sauna, Outdoor Common Areas, Tennis Court, Indoor Parking  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005151</a>   | B-4    | 5/23/2019  | \$475,000           | \$505,875                | 1,319       | \$384          | Good           | Good         | Average     | Average   |
| <a href="#">R005188</a>   | C-2    | 9/20/2018  | \$472,500           | \$522,113                | 1,323       | \$395          | Average        | Average      | Average     | Good      |
| <a href="#">R005192</a>   | D-2    | 6/10/2019  | \$495,000           | \$524,700                | 1,318       | \$398          | Average        | Average      | Average     | Good      |
| <a href="#">R005202</a>   | L-4    | 8/3/2018   | \$497,500           | \$552,225                | 1,325       | \$417          | Good           | Average Plus | Average     | Average   |
| <a href="#">R005215</a>   | O-3    | 10/24/2019 | \$505,000           | \$525,200                | 1,252       | \$419          | Average        | Fair Plus    | Average     | Average   |
| <a href="#">R005207</a>   | J-3    | 7/23/2019  | \$495,000           | \$522,225                | 1,229       | \$425          | Average        | Average      | Average     | Good      |
| <a href="#">R005198</a>   | E-3    | 9/19/2019  | \$504,000           | \$526,680                | 1,223       | \$431          | Average        | Average      | Average     | Average   |
| <a href="#">R005144</a>   | A-1    | 10/5/2018  | \$495,000           | \$544,500                | 1,226       | \$444          | Good           | Average Plus | Average     | Fair      |

| OUT RUN CONDOS (POPLAR BUILDING) - 741 GOTHIC ROAD, MT CRESTED BUTTE   |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>9 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>2008</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Elevator, Hot Tub (Indoor and Outdoor), Sauna, Outdoor Common Areas, Tennis Court, Indoor Parking   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R070792</a>  | 5      | 6/7/2019  | \$635,000           | \$673,100                | 1,298       | \$519          | Good           | Average Plus | Good        | Good      |

| PARADISE CONDOMINIUMS - 20 HUNTER HILL RD, MT CRESTED BUTTE   |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>25 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Indoor Parking  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006259</a>   | 210    | 9/4/2018  | \$580,000           | \$640,900                | 1,748       | \$367          | Good           | Average      | Good        | Good      |
| <a href="#">R006247</a>   | 101    | 9/5/2019  | \$454,000           | \$474,430                | 1,009       | \$470          | Good           | Good         | Good        | Good      |
| <a href="#">R006249</a>   | 103    | 7/31/2019 | \$450,000           | \$474,750                | 1,009       | \$471          | Good           | Average Plus | Good        | Good      |

SALES STUDY PERIOD:  
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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| PITCHFORK FLATS CONDOMINIUMS (LOT 33) - 102 BIG SKY DR, MT CRESTED BUTTE   |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>4 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>2006</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Indoor Parking  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R044346</a>  | B      | 10/5/2018 | \$345,000           | \$379,500                | 968         | \$392          | Good           | Average      | Good        | Average   |

| PLAZA AT WOOD CREEK CONDOS - 11 SNOWMASS RD, MT CRESTED BUTTE  |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>62 Residential Units</b> (Main level commercial units); Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1981</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Front Desk, Elevator(s), Hot Tub (Indoor and Outdoor), Sauna, Indoor and Outdoor Common Areas, Tennis Courts, Covered Parking, Public Restaurant/Bar on Site                      |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005995</a>  | 241    | 12/12/2018 | \$330,000           | \$359,700                | 1,029       | \$350          | Average        | Average      | Average     | Average   |
| <a href="#">R005980</a>  | 136    | 8/10/2018  | \$332,500           | \$369,075                | 1,054       | \$350          | Good           | Average Plus | Average     | Average   |
| <a href="#">R006016</a>  | 438    | 8/24/2018  | \$345,000           | \$382,950                | 1,055       | \$363          | Good           | Average Plus | Average     | Fair      |
| <a href="#">R006019</a>  | 441    | 10/31/2018 | \$367,500           | \$404,250                | 1,030       | \$392          | Average        | Average      | Average     | Average   |
| <a href="#">R006025</a>  | 537    | 9/28/2018  | \$385,000           | \$425,425                | 1,055       | \$403          | Good           | Average Plus | Average     | Fair      |
| <a href="#">R006010</a>  | 432    | 11/13/2019 | \$427,800           | \$442,773                | 1,055       | \$420          | Average        | Average      | Average     | Very Good |
| <a href="#">R005977</a>  | 133    | 5/28/2019  | \$519,000           | \$552,735                | 1,311       | \$422          | Good           | Average Plus | Average     | Good      |
| <a href="#">R006011</a>  | 433    | 10/13/2019 | \$559,000           | \$581,360                | 1,376       | \$423          | Average        | Average      | Average     | Very Good |
| <a href="#">R005989</a>  | 235    | 11/25/2019 | \$435,000           | \$450,225                | 1,038       | \$434          | Average        | Average Plus | Average     | Average   |
| <a href="#">R005973</a>  | 33     | 6/4/2019   | \$490,000           | \$519,400                | 1,196       | \$434          | Good           | Average Plus | Average     | Average   |
| <a href="#">R006007</a>  | 341    | 3/25/2019  | \$425,000           | \$456,875                | 1,039       | \$440          | Good           | Good         | Average     | Average   |
| <a href="#">R006026</a>  | 538    | 8/1/2018   | \$420,000           | \$466,200                | 1,055       | \$442          | Very Good      | Good Plus    | Average     | Fair      |
| <a href="#">R005998</a>  | 332    | 3/5/2020   | \$468,500           | \$475,528                | 1,039       | \$458          | Good           | Good         | Average     | Good      |
| <a href="#">R006000</a>  | 334    | 11/12/2018 | \$619,000           | \$640,665                | 1,353       | \$474          | Average        | Average Plus | Average     | Good      |
| <a href="#">R005999</a>  | 333    | 10/18/2019 | \$625,000           | \$650,000                | 1,336       | \$487          | Good           | Good         | Average     | Average   |

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

**2021 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

| <b>PONDEROSA CONDOMINIUMS - 17 TREASURY RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>18 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1978</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Covered Parking, Hot Tub  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005128</a>  | 2C     | 2/11/2019 | \$430,000           | \$464,400                | 1,008       | \$461          | Average        | Average      | Average     | Average   |

| <b>SAN MORITZ CONDOS (ALL BUILDINGS) - 15 MARCELLINA LN, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>48 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Good</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Good</b> (International & Paradise Buildings), <b>Very Good</b> (Jokerville & Keystone Buildings) |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Front Desk, Hot Tub, Sauna, Outdoor Common Area   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006127</a>  | K-103  | 10/30/2018 | \$300,000           | \$330,000                | 1,030       | \$320          | Average        | Fair Plus    | Average     | Good      |
| <a href="#">R006147</a>  | I-303  | 11/9/2018  | \$544,900           | \$596,666                | 1,843       | \$324          | Average        | Average      | Good        | Good      |
| <a href="#">R006113</a>  | P-104  | 11/21/2019 | \$325,000           | \$336,375                | 1,001       | \$336          | Average        | Average      | Good        | Good      |
| <a href="#">R006149</a>  | I-301  | 3/4/2020   | \$640,000           | \$649,600                | 1,843       | \$352          | Average        | Average      | Good        | Good      |
| <a href="#">R006115</a>  | P-102  | 8/23/2018  | \$320,000           | \$355,200                | 1,003       | \$354          | Good           | Average      | Good        | Good      |
| <a href="#">R006140</a>  | K-202  | 10/25/2019 | \$490,900           | \$510,536                | 1,332       | \$383          | Average        | Average      | Average     | Good      |
| <a href="#">R006132</a>  | I-204  | 5/9/2019   | \$485,000           | \$516,525                | 1,330       | \$388          | Average        | Average      | Good        | Good      |

| <b>SILVER RIDGE CONDOMINIUMS - 16 SNOWMASS RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>12 Residential Units</b> ; Quality: <b>Very Good</b> ; Condition: <b>Good</b> ; Year Built: <b>1999</b> ; Proximity to Ski Area: <b>Very Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Private Indoor Parking, Private Elevator  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R040139</a>  | 3      | 5/23/2019 | \$1,150,000         | \$1,224,750              | 2,069       | \$592          | Very Good      | Good         | Very Good   | Very Good |

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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>SNOWCREST CONDOMINIUMS - 40 MARCELLINA LN, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>37 Residential Units</b> (2 Commercial); Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Indoor and Outdoor Common Areas, Indoor Parking (Units 1-16 & 25 only)  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005703</a>   | 29     | 10/12/2018 | \$211,750           | \$232,925                | 990         | \$235          | Average        | Average      | Average     | Fair      |
| <a href="#">R005706</a>   | 32     | 6/20/2019  | \$325,000           | \$344,500                | 1,049       | \$328          | Average        | Average      | Average     | Fair      |
| <a href="#">R031424</a>   | 16     | 9/18/2019  | \$416,000           | \$434,720                | 1,072       | \$406          | Average        | Average      | Average     | Average   |
| <a href="#">R005679</a>   | 2      | 6/5/2019   | \$497,000           | \$526,820                | 1,016       | \$519          | Average        | Good         | Average     | Average   |

| <b>SNOWFALL POINT CONDOMINIUMS - 20 SNOWFALL DR, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>14 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1986</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Indoor Parking  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006191</a>  | A4     | 7/5/2018   | \$425,000           | \$473,875                | 1,100       | \$431          | Good           | Average Plus | Very Good   | Good      |
| <a href="#">R006195</a>  | B2     | 10/12/2018 | \$435,000           | \$478,500                | 1,100       | \$435          | Average        | Average      | Very Good   | Good      |

| <b>SOLAR SIXPLEX CONDOMINIUMS - 26 CASTLE RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>6 Residential Units</b> ; Quality: <b>Fair</b> ; Condition: <b>Average</b> ; Year Built: <b>1980</b> ; Proximity to Ski Area: <b>Fair</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: None  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006336</a>  | 6      | 7/24/2018 | \$296,000           | \$330,040                | 1,012       | \$326          | Average        | Average      | Average     | Fair      |

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**2021 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

| <b>SPELLBOUND CONDOMINIUMS - 17 WHETSTONE RD, MT CRESTED BUTTE</b>   |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>4 Residential Units</b> ; Quality: <b>Good</b> ; Condition: <b>Average</b> ; Year Built: <b>1999</b> ; Proximity to Ski Area: <b>Poor</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Covered Parking   |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R041320</a>  | 3      | 1/19/2020 | \$565,000           | \$579,125                | 1,485       | \$390          | Average        | Average Plus | Very Good   | Average   |
| <a href="#">R041538</a>  | 1      | 10/2/2018 | \$685,000           | \$753,500                | 1,907       | \$395          | Good           | Good         | Very Good   | Average   |

| <b>THREE SEASONS CONDOMINIUMS - 701 GOTHIC RD, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>53 Residential Units</b> ; (Commercial units on first level) Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Front Desk, Dumbwaiter, Indoor Hot Tub, Sauna, Indoor Swimming Pool, Indoor and Outdoor Common Areas  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005300</a>  | R301   | 3/27/2020  | \$203,000           | \$206,045                | 719         | \$287          | Average        | Fair         | Average     | Good      |
| <a href="#">R005270</a>  | R142   | 8/7/2018   | \$190,000           | \$210,900                | 719         | \$293          | Below Average  | Average      | Very Good   | Poor      |
| <a href="#">R005296</a>  | R238   | 1/30/2020  | \$208,550           | \$213,764                | 719         | \$297          | Average        | Average      | Average     | Fair      |
| <a href="#">R005286</a>  | R239   | 11/21/2019 | \$210,000           | \$217,350                | 719         | \$302          | Average        | Fair Plus    | Average     | Average   |
| <a href="#">R005314</a>  | R308   | 12/9/2019  | \$212,000           | \$218,360                | 719         | \$304          | Average        | Fair         | Average     | Average   |
| <a href="#">R005278</a>  | R201   | 3/2/2020   | \$220,000           | \$223,300                | 719         | \$311          | Average        | Average      | Average     | Average   |
| <a href="#">R005291</a>  | R206   | 2/27/2020  | \$235,000           | \$239,700                | 719         | \$333          | Average        | Average      | Average     | Fair      |
| <a href="#">R005301</a>  | R303   | 10/3/2018  | \$230,000           | \$253,000                | 719         | \$352          | Average        | Average      | Average     | Good      |
| <a href="#">R005287</a>  | R241   | 7/27/2018  | \$227,000           | \$253,105                | 719         | \$352          | Average        | Average      | Average     | Average   |
| <a href="#">R073103</a>  | C2&C3  | 3/6/2020   | \$262,500           | \$266,438                | 701         | \$380          | Good           | Average      | Average     | Fair      |
| <a href="#">R005293</a>  | R232   | 4/18/2019  | \$272,000           | \$291,040                | 719         | \$405          | Average        | Average      | Average     | Fair      |
| <a href="#">R005321</a>  | R344   | 11/19/2018 | \$175,000           | \$191,625                | 406         | \$472          | Average        | Fair         | Average     | Average   |
| <a href="#">R005299</a>  | R244   | 9/24/2018  | \$183,000           | \$202,215                | 406         | \$498          | Average        | Average      | Average     | Fair      |

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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>TIMBERLINE CONDOS (BOTH BUILDINGS A &amp; B) - 32 &amp; 60 HUNTER HILL RD, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|--|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>32 Residential Units</b> ; Quality: <b>Fair</b> ; Condition: <b>Average</b> ; Year Built: <b>1981</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Outdoor Common Area   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006289</a>  | A-402  | 8/20/2019  | \$299,000           | \$313,950                | 975         | \$322          | Average        | Fair         | Poor        | Poor      |
| <a href="#">R006290</a>  | B-101  | 7/3/2019   | \$325,000           | \$342,875                | 964         | \$356          | Average        | Average      | Poor        | Very Good |
| <a href="#">R006285</a>  | A-302  | 10/24/2019 | \$314,500           | \$327,080                | 899         | \$364          | Average        | Average Plus | Poor        | Poor      |

| <b>TIMBERS CONDOMINIUMS AMENDED - 20 MARCELLINA LN, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>44 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Very Good</b> ; Year Built: <b>2008</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Elevator, Outdoor Common Area, Deluxe Ski Storage   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R072036</a>   | 8      | 2/10/2020  | \$282,500           | \$288,150                | 552 *       | \$522          | Very Good      | Average      | Good        | Fair      |
| <a href="#">R072033</a>   | 2      | 11/19/2019 | \$290,000           | \$300,150                | 556 *       | \$540          | Very Good      | Average      | Good        | Fair      |
| <a href="#">R072056</a>   | 203    | 3/31/2020  | \$339,000           | \$344,085                | 622         | \$553          | Very Good      | Average      | Good        | Poor      |
| <a href="#">R072060</a>   | 207    | 2/26/2020  | \$304,990           | \$311,090                | 552         | \$564          | Very Good      | Average      | Good        | Poor      |
| <a href="#">R072072</a>   | 307    | 4/17/2020  | \$325,000           | \$328,250                | 552         | \$595          | Very Good      | Average      | Good        | Poor      |
| <a href="#">R072073</a>   | 308    | 1/17/2020  | \$325,000           | \$333,125                | 552         | \$603          | Very Good      | Average      | Good        | Good      |
| <a href="#">R071968</a>   | 310    | 1/2/2020   | \$338,000           | \$346,450                | 554         | \$625          | Very Good      | Average      | Good        | Good      |
| <a href="#">R072063</a>   | 210    | 2/27/2020  | \$340,000           | \$346,800                | 554         | \$626          | Very Good      | Average      | Good        | Average   |

\* basement



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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>VILLAGE CENTER CONDOS - AXTELL - 12 SNOWMASS RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|---|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>22 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Very Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub  |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005650</a>   | 409    | 10/8/2018 | \$410,000           | \$451,000                | 794         | \$568          | Average        | Average      | Average     | Good      |
| <a href="#">R005658</a>   | R418   | 7/11/2018 | \$499,000           | \$556,385                | 952         | \$584          | Good           | Average Plus | Average     | Very Good |
| <a href="#">R005649</a>   | 317    | 8/15/2019 | \$335,000           | \$351,750                | 476         | \$739          | Average        | Average      | Average     | Very Good |
| <a href="#">R005661</a>   | 414    | 3/21/2019 | \$720,000           | \$774,000                | 1,013       | \$764          | Average        | Average      | Average     | Very Good |

| <b>VILLAGE CENTER CONDOS - EMMONS - 11 EMMONS RD, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>22 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Very Good</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005627</a>   | 423    | 7/12/2018  | \$319,000           | \$355,685                | 886         | \$401          | Average        | Fair         | Average     | Fair      |
| <a href="#">R005623</a>   | 327    | 10/15/2018 | \$272,500           | \$299,750                | 476         | \$630          | Average        | Average      | Average     | Poor      |
| <a href="#">R005616</a>   | 320    | 4/16/2020  | \$285,000           | \$287,850                | 402         | \$716          | Average        | Average Plus | Average     | Poor      |

| <b>WEST ELK TOWNHOUSES - 21 CASTLE DR, MT CRESTED BUTTE</b>   |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>6 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1980</b> ; Proximity to Ski Area: <b>Fair</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Hot Tub, Covered Parking   |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R006319</a>   | 2      | 12/21/2018 | \$430,000           | \$468,700                | 1,156       | \$405          | Average        | Average      | Very Good   | Average   |
| <a href="#">R006320</a>   | 3      | 7/18/2018  | \$470,000           | \$524,050                | 1,159       | \$452          | Good           | Good         | Very Good   | Average   |

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## 2021 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

| <b>WESTWALL LODGE - 14 HUNTER HILL RD, MT CRESTED BUTTE</b>  |        |           |                     |                          |             |                |                |              |             |           |
|--|--------|-----------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>44 Residential Units</b> ; Quality: <b>Very Good</b> ; Condition: <b>Good</b> ; Year Built: <b>2004</b> ; Proximity to Ski Area: <b>Very Good</b> |        |           |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Bar on Site, Indoor Parking, Add'l Indoor Parking            |        |           |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER   | UNIT # | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R043801</a>  | A208   | 11/8/2018 | \$889,000           | \$973,455                | 1,874       | \$519          | Very Good      | Good         | Good        | Average   |
| <a href="#">R043803</a>  | A302   | 8/7/2018  | \$875,000           | \$971,250                | 1,693       | \$574          | Very Good      | Good         | Good        | Average   |
| <a href="#">R043798</a>  | A205   | 8/6/2018  | \$474,000           | \$526,140                | 729         | \$722          | Very Good      | Good         | Good        | Very Good |
| <a href="#">R043800</a>  | A207   | 1/7/2019  | \$1,300,000         | \$1,410,500              | 1,953       | \$722          | Very Good      | Good         | Good        | Very Good |
| <a href="#">R043804</a>  | A303   | 2/19/2020 | \$1,537,500         | \$1,568,250              | 2,073       | \$757          | Very Good      | Very Good    | Good        | Very Good |
| <a href="#">R043883</a>  | C102   | 7/20/2018 | \$1,458,500         | \$1,626,228              | 2,090       | \$778          | Very Good      | Good         | Very Good   | Good      |
| <a href="#">R043802</a>  | A301   | 9/6/2018  | \$1,480,000         | \$1,635,400              | 1,932       | \$846          | Very Good      | Good Plus    | Good        | Very Good |
| <a href="#">R043811</a>  | A403   | 4/24/2019 | \$2,370,000         | \$2,535,900              | 2,873       | \$883          | Very Good      | Very Good    | Good        | Very Good |

| <b>WOOD CREEK CONDOMINIUMS - 400 GOTHIC RD, MT CRESTED BUTTE</b>  |        |            |                     |                          |             |                |                |              |             |           |
|---|--------|------------|---------------------|--------------------------|-------------|----------------|----------------|--------------|-------------|-----------|
| BUILDING DETAILS: <b>28 Residential Units</b> ; Quality: <b>Average</b> ; Condition: <b>Average</b> ; Year Built: <b>1979</b> ; Proximity to Ski Area: <b>Average</b> |        |            |                     |                          |             |                |                |              |             |           |
| CONDO AMENITIES: Elevator, Hot Tub, Sauna, Indoor and Outdoor Common Areas  |        |            |                     |                          |             |                |                |              |             |           |
| ACCOUNT NUMBER  | UNIT # | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | CONDO SQ FT | TASP PER SQ FT | UNIT CONDITION | UNIT QUALITY | UNIT ACCESS | UNIT VIEW |
| <a href="#">R005852</a>   | 504    | 9/4/2019   | \$425,000           | \$444,125                | 1,194       | \$372          | Average        | Average      | Average     | Average   |
| <a href="#">R005843</a>   | 207    | 9/17/2018  | \$318,900           | \$352,385                | 880         | \$400          | Average        | Average      | Average     | Good      |
| <a href="#">R005857</a>   | 101    | 9/14/2018  | \$333,900           | \$368,960                | 903         | \$409          | Good           | Good         | Average     | Good      |
| <a href="#">R005858</a>   | 305    | 12/14/2018 | \$260,000           | \$283,400                | 617         | \$459          | Average        | Average      | Average     | Fair      |
| <a href="#">R005840</a>   | 304    | 2/12/2020  | \$330,000           | \$336,600                | 595         | \$566          | Average        | Average      | Average     | Fair      |