

SALES STUDY PERIOD:
JULY 1, 2019 - JUNE 30, 2022

**2023 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND SUBDIVISION SALES**

MT CRESTED BUTTE

PROSPECT SUBDIVISION: 60840, 60860, 60880, 60900								\$478,200 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043238	7/15/2021	\$350,000	\$407,750	45,128	1	\$407,750	3177-244-01-009	LOT D-20, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS
R043239	7/8/2021	\$355,000	\$413,575	44,344	1	\$413,575	3177-244-01-010	LOT D-21, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS
R043678	8/3/2021	\$420,000	\$466,200	30,928	1	\$466,200	3177-244-02-002	LOT E-10, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, UNDERSIZED LOT
R042001	8/19/2020	\$292,400	\$517,548	41,818	1	\$517,548	3177-241-01-007	LOT C-5, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R043237	6/30/2021	\$445,000	\$542,900	57,935	1	\$542,900	3177-244-01-008	LOT D-19, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS
R042018	10/23/2019	\$285,000	\$564,813	27,443	1	\$564,813	3177-241-01-024	LOT C-37, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN AND SKI OUT, UNDERSIZED LOT
R043236	7/21/2021	\$495,000	\$576,675	70,654	1	\$576,675	3177-244-01-007	LOT D-16, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R042003	10/7/2021	\$595,000	\$595,000	51,836	1	\$595,000	3177-241-01-009	LOT C-3, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R043234	3/11/2021	\$435,000	\$602,475	45,694	1	\$602,475	3177-244-01-005	LOT D-14, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS
R042005	6/16/2021	\$500,000	\$610,000	60,984	1	\$610,000	3177-241-01-011	LOT C-13, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	OUTSIDE INFLUENCE, ABOVE AVERAGE VIEWS
R042017	10/23/2019	\$325,000	\$644,085	47,480	1	\$644,085	3177-241-01-023	LOT C-38, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSIDE INFLUENCE, SKI IN AND SKI OUT
R043686	4/8/2021	\$550,000	\$731,500	40,946	1	\$731,500	3177-244-02-010	LOT E-33, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, SKI IN AND SKI OUT
R043689	6/8/2021	\$614,500	\$749,690	36,155	1	\$749,690	3177-244-05-001	LOT E-18, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R043690	8/26/2019	\$380,000	\$767,030	33,541	1	\$767,030	3177-244-05-002	LOT E-19, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R042027	3/30/2022	\$775,000	\$775,000	39,640	1	\$775,000	3177-241-03-002	LOT C-20, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R043684	6/14/2022	\$775,000	\$775,000	39,640	1	\$775,000	3177-244-02-008	LOT E-16, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R042008	1/17/2022	\$875,000	\$875,000	47,045	1	\$875,000	3177-241-01-014	LOT C-10, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN AND SKI OUT
R042022	8/21/2020	\$515,000	\$911,550	71,438	1	\$911,550	3177-241-01-028	LOT C-33, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEW
R043218	2/18/2022	\$937,500	\$937,500	50,704	1	\$937,500	3177-241-06-001	LOT D-1, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS

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VACANT LAND SUBDIVISION SALES**

PROSPECT SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042000	4/5/2022	\$950,000	\$950,000	34,848	1	\$950,000	3177-241-01-006	LOT C-6, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R043231	10/1/2019	\$520,000	\$1,030,536	44,693	1	\$1,030,536	3177-244-01-002	LOT D-11, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R043691	8/27/2021	\$975,000	\$1,082,250	41,382	1	\$1,082,250	3177-244-05-003	LOT E-20, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, SKI IN AND SKI OUT
R043225	9/1/2020	\$712,500	\$1,221,938	53,840	1	\$1,221,938	3177-241-07-001	LOT D-17, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN AND SKI OUT
R043223	12/20/2021	\$1,235,000	\$1,235,000	63,293	1	\$1,235,000	3177-241-06-006	LOT D-6, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R043697	7/21/2021	\$1,200,000	\$1,398,000	73,181	1	\$1,398,000	3175-193-01-006	LOT E-8, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, SKI IN AND SKI OUT
R043226	5/4/2021	\$1,200,000	\$1,530,000	55,975	1	\$1,530,000	3177-241-07-002	LOT D-18, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN AND SKI OUT

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, SKI IN & SKI OUT

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

WILDHORSE AT PROSPECT SUBDIVISION: 60930							\$292,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043527- R043540, & R043568- R043570	2/18/2021	\$2,975,000	\$4,284,000	33,465	17	\$252,000	MULTIPLE	LOTS 1-14 & 42-44, WILDHORSE AT PROSPECT SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS
R043571 & R043573	10/28/2020	\$400,000	\$664,000	4,042	2	\$332,000	3177-242-15-058 & 3177-242-15-060	LOTS 45 & 47, WILDHORSE AT PROSPECT SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, RESTRICTED FROM BUILDING

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MT CRESTED BUTTE SKI IN/SKI OUT: 60680									\$757,700 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R005441	4/10/2022	\$985,000	\$985,000	13,721	1	\$985,000	3177-243-03-018	LOT 18, TIMBERLAND SUBDIVISION	ADJACENT TO OPEN SPACE, CUL DE SAC, SKI IN AND SKI OUT

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

GOLD LINK SUBDIVISION: 60780, 60790, 60810, 60830									\$304,700 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030745	4/30/2021	\$275,000	\$365,750	27,472	1	\$365,750	3177-242-10-005	LOT 2, GOLD LINK SUBDIVISION	ABOVE AVERAGE VIEWS
R030744	5/12/2021	\$300,000	\$382,500	21,581	1	\$382,500	3177-242-10-004	LOT 1, GOLD LINK SUBDIVISION	ABOVE AVERAGE VIEWS
R030751	4/16/2021	\$348,000	\$462,840	16,605	1	\$462,840	3177-242-10-011	LOT 8, GOLD LINK SUBDIVISION	ABOVE AVERAGE VIEWS, CUL DE SAC
R030749	3/4/2021	\$370,000	\$512,450	27,661	1	\$512,450	3177-242-10-009	LOT 6, GOLD LINK SUBDIVISION	ABOVE AVERAGE VIEWS

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

ELK RUN & TIMBERLAND SUBDIVISIONS: 60660, 60670									\$441,300 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R005416	2/24/2021	\$275,000	\$396,000	25,134	1	\$396,000	3177-243-02-015	LOT 36, ELK RUN SUBDIVISION	MODERATE SLOPE
R005434	2/25/2020	\$255,000	\$486,642	19,036	1	\$486,642	3177-243-03-009	LOT 9, TIMBERLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ON BUSY STREET, MODERATE SLOPE, STEEP SLOPE

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CHALET VILLAGE SUBDIVISION: 60580, 60590, 60600, 60650, 60610, 60620, 60640							\$328,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042768	9/11/2019	\$60,000	\$120,012	25,700	1	\$120,012	3177-264-02-035	LOT 1, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	BELOW AVERAGE VIEW, ON BUSY ROAD, STEEP SLOPE
R005070	2/1/2021	\$145,000	\$208,800	33,977	1	\$208,800	3177-234-10-001	LOT 6, BLOCK H, CHALET VILLAGE SUBDIVISION, ADDITION NO. 2	ABOVE AVERAGE VIEWS, STEEP SLOPE
R005492	2/11/2021	\$192,000	\$276,480	20,517	1	\$276,480	3177-261-02-003	LOT 9, BLOCK H, CHALET VILLAGE SUBDIVISION, ADDITION NO. 2	ABOVE AVERAGE VIEWS, STEEP SLOPE
R043472	10/19/2020	\$190,000	\$315,400	27,878	1	\$315,400	3177-231-01-052	LOT 26, CHALET VILLAGE SUBDIVISION, ADDITION NO. 9	ABOVE AVERAGE VIEWS, ENCROACHING EASEMENT, ON BUSY STREET
R044669	4/15/2021	\$240,000	\$319,200	25,265	1	\$319,200	3177-231-01-054	LOT 25, CHALET VILLAGE SUBDIVISION, ADDITION NO. 9	ABOVE AVERAGE VIEWS, ON BUSY STREET
R005359	3/11/2021	\$237,000	\$328,245	13,504	1	\$328,245	3177-242-04-004	LOT 11, CHALET VILLAGE SUBDIVISION, ADDITION NO. 11	AVERAGE VIEWS
R005335	5/18/2021	\$260,000	\$331,500	19,994	1	\$331,500	3177-242-01-002	LOT 3, CHALET VILLAGE SUBDIVISION, ADDITION NO. 11	ON BUSY STREET
R005015	11/23/2020	\$217,001	\$348,287	13,416	1	\$348,287	3177-234-07-005	LOT 5, CHALET VILLAGE SUBDIVISION, ADDITION NO. 10	ON BUSY STREET
R005358	9/11/2019	\$181,000	\$362,036	12,763	1	\$362,036	3177-242-04-003	LOT 12, CHALET VILLAGE SUBDIVISION, ADDITION NO. 11	AVERAGE VIEWS
R005102	3/2/2020	\$195,000	\$368,570	23,000	1	\$368,570	3177-234-12-010	LOT 16, CHALET VILLAGE SUBDIVISION, ADDITION NO. 6	ABOVE AVERAGE VIEWS
R005050	12/28/2021	\$375,000	\$375,000	37,026	1	\$375,000	3177-234-08-003	LOT 1, BLOCK F, CHALET VILLAGE SUBDIVISION, ADDITION NO. 2	OVERSIZED LOT
R004888	11/5/2020	\$248,500	\$398,843	23,087	1	\$398,843	3177-231-02-002	LOT 9, CHALET VILLAGE SUBDIVISION, ADDITION NO 9	ABOVE AVERAGE VIEWS
R006088	7/21/2020	\$220,000	\$401,500	14,418	1	\$401,500	3177-264-01-012	LOT 35, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	ABOVE AVERAGE VIEWS
R027123	7/28/2020	\$235,000	\$428,875	25,265	1	\$428,875	3177-234-11-028	LOT 6, CHALET VILLAGE SUBDIVISION, ADDITION NO. 6	ABOVE AVERAGE VIEWS
R004914	10/21/2021	\$450,000	\$450,000	30,318	1	\$450,000	3177-234-02-006	LOT 43, CHALET VILLAGE SUBDIVISION, ADDITION NO 9	ABOVE AVERAGE VIEWS
R005076	10/6/2020	\$280,000	\$464,800	25,526	1	\$464,800	3177-234-10-008	LOT 2, BLOCK G, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	ABOVE AVERAGE VIEWS
R004929	10/22/2019	\$235,000	\$465,723	31,320	1	\$465,723	3177-234-03-019	LOT 13, BLOCK K, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	ABOVE AVERAGE VIEWS
R005090	11/30/2020	\$295,000	\$473,475	33,759	1	\$473,475	3177-234-11-008	LOT 5, CHALET VILLAGE SUBDIVISION, ADDITION NO. 6	OUTSTANDING VIEWS
R004970	12/29/2020	\$332,000	\$514,600	22,303	1	\$514,600	3177-234-05-014	LOT 14, CHALET VILLAGE SUBDIVISION, ADDITION NO. 8	ABOVE AVERAGE VIEWS, CUL DE SAC

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT, SKI IN
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ENCROACHING EASEMENT, ON BUSY STREET, STEEP SLOPE

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THE SUMMIT SUBDIVISION: 60750							\$482,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030209	4/18/2022	\$300,000	\$300,000	31,886	1	\$300,000	3177-264-20-007	LOT 3, THE SUMMIT SUBDIVISION	ADVERSE SOIL, SKI IN AND SKI OUT, STEEP SLOPE, ABOVE AVERAGE VIEWS
R040019	6/4/2021	\$399,000	\$486,780	28,227	1	\$486,780	3177-264-38-004	LOT 35, THE SUMMIT SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE
R031538	5/27/2021	\$387,000	\$493,425	33,018	1	\$493,425	3177-264-29-018	LOT 30, THE SUMMIT SUBDIVISION	OUTSTANDING VIEWS
R031537	5/12/2021	\$420,000	\$535,500	19,297	1	\$535,500	3177-264-34-005	LOT 29, THE SUMMIT SUBDIVISION	ABOVE AVERAGE VIEWS
R031531	8/19/2021	\$565,000	\$627,150	19,689	1	\$627,150	3177-264-29-011	LOT 18, THE SUMMIT SUBDIVISION	ABOVE AVERAGE VIEWS
R030211	9/29/2020	\$637,500	\$1,093,313	16,248	1	\$1,093,313	3177-264-20-009	LOT 5, THE SUMMIT SUBDIVISION	OUTSTANDING VIEWS, SKI IN AND SKI OUT
R031525	6/10/2022	\$1,250,000	\$1,250,000	14,157	1	\$1,250,000	3177-264-29-005	LOT 12, THE SUMMIT SUBDIVISION	OUTSTANDING VIEWS, SKI IN AND SKI OUT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, SKI IN & SKI OUT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADVERSE SOIL, STEEP SLOPE

OVERLOOK AT MT CRESTED BUTTE SUBDIVISION: 60960, 60970							\$298,400 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030952	6/29/2021	\$185,000	\$225,700	30,144	1	\$225,700	3177-264-23-001	LOT 1, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	OUTSTANDING VIEWS, STEEP SLOPE
R030956	11/5/2020	\$170,000	\$272,850	25,700	1	\$272,850	3177-264-23-005	LOT 5, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R030968	12/28/2020	\$192,500	\$298,375	46,653	1	\$298,375	3177-351-01-012	LOT 17, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	OUTSTANDING VIEWS
R030959	8/24/2021	\$324,000	\$359,640	27,138	1	\$359,640	3177-264-36-001	LOT 8, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE
R030966	12/16/2020	\$317,500	\$492,125	34,064	1	\$492,125	3177-264-36-002	LOT 15, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	OUTSTANDING VIEWS, STEEP SLOPE
R030964	4/21/2021	\$399,000	\$530,670	52,925	1	\$530,670	3177-351-01-022	LOT 13, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	OUTSTANDING VIEWS, OVERSIZED LOT, STEEP SLOPE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STEEP SLOPE

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OVERLOOK AT MT CRESTED BUTTE SUBDIVISION: ESTATE LOTS 60980								\$505,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030976	3/23/2021	\$365,000	\$505,525	2.938	1	\$505,525	3177-351-01-019	LOT E, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	STEEP SLOPE

SUNLIGHT RIDGE SUBDIVISION: 60690								\$464,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R005725	4/23/2021	\$340,000	\$452,200	31,233	1	\$452,200	3177-261-10-009	LOT 16, SUNLIGHT RIDGE ESTATES SUBDIVISION	OUTSTANDING VIEWS
R005726	4/30/2021	\$340,000	\$452,200	21,606	1	\$452,200	3177-261-10-010	LOT 15, SUNLIGHT RIDGE ESTATES SUBDIVISION	UNDERSIZED LOT

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

THE VILLAS AT MT CRESTED BUTTE SUBDIVISION: 61000								\$289,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043839 - R043857	6/20/2022	\$5,500,000	\$5,500,000	5.013	19	\$289,474	3177-261-37-001 - 3177-261-37-019	LOTS 19-22 & LOTS 28-42, VILLAS AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS

NEVADA RIDGE SUBDIVISION: 61010								\$5.30 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
MULTIPLE	10/19/2020	\$1,500,000	\$2,490,000	468,706	9	\$5.31	3177-264-63-005 - 3177-264-63-013	NEVADA RIDGE SUBDIVISION	ABOVE AVERAGE VIEWS

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SUNLIGHT RIDGE ESTATES SUBDIVISION: 60060								\$4.05 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R005722	4/16/2021	\$449,000	\$597,170	147,538	1	\$4.05	3177-261-10-042	TRACT D, SUNLIGHT RIDGE ESTATES SUBDIVISION	STEEP SLOPE, AVALANCHE ZONE, OUTSTANDING VIEWS

SUNLIGHT RIDGE SUBDIVISION: LOW DENSITY, MULTI-FAMILY 60700								\$1,720,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R005736	8/24/2021	\$1,550,000	\$1,720,500	3.229	1	\$1,720,500	3177-261-10-020	LOT E, SUNLIGHT RIDGE ESTATES SUBDIVISION	ADJACENT TO OPEN SPACE, CUL DE SAC, ABOVE AVERAGE VIEWS, STEEP SLOPE

MT CRESTED BUTTE LOW DENSITY, MUTLI-FAMILY: 60070, 60080, 60130, 60135								\$16.80 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R006100	6/21/2021	\$402,000	\$490,440	40,511	1	\$12.11	3177-264-02-034	LOTS 19 & 20, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	STEEP SLOPE, ABOVE AVERAGE VIEWS
R006103	3/2/2022	\$399,000	\$399,000	18,513	1	\$21.55	3177-264-02-016	LOT 7, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	STEEP SLOPE

MT CRESTED BUTTE HIGH DENSITY, MUTLI-FAMILY: 60140								\$28.70 BASE VALUE PER SQ FT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R005460	12/9/2021	\$3,200,000	\$3,200,000	76,970	1	\$28.70	3177-261-00-108	1.767 ACRES IN SECTION 26, TOWNSHIP 13S, RANGE 86W	STEEP SLOPE, OUTSTANDING VIEWS

THIS SALE CONSISTED OF ACCOUNTS R005460 (LEA 60140) & R005095 (LEA 60680)

VALUE DETERMINED BY SUBSTRACTING THE TIME ADJUSTED SALE PRICE (TASP) OF R005441 (LEA 60680) FROM THE TASP OF \$3,200,000 = \$2,215,000/76,970 SQFT = \$28.78 ROUNDED TO \$28.70.

SALES STUDY PERIOD:
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VACANT LAND SUBDIVISION SALES**

BETWEEN MT CRESTED BUTTE AND CRESTED BUTTE

GLACIER LILY ESTATES SUBDIVISION: 61270 **\$275,400 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012754	11/20/2020	\$275,425	\$442,057	1.18	1	\$442,057	3177-263-01-002	LOT 19, GLACIER LILY ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS
R012756	10/21/2020	\$370,000	\$614,200	1.60	1	\$614,200	3177-263-01-004	LOT 16, GLACIER LILY ESTATES SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEW

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET, OUTSIDE INFLUENCE

SADDLE RIDGE RANCH ESTATES SUBDIVISION: 61220, 61230, 61240 **\$640,500 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042285	2/8/2021	\$350,000	\$504,000	2.7	1	\$504,000	3177-352-01-003	LOT 4, SADDLE RIDGE RANCH ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS
R042280	12/4/2020	\$485,000	\$751,750	2.47	1	\$751,750	3177-263-02-007	LOT 9, SADDLE RIDGE RANCH ESTATES SUBDIVISION	OUTSTANDING VIEWS
R042278	12/13/2021	\$777,000	\$777,000	3.01	1	\$777,000	3177-263-02-005	LOT 7, SADDLE RIDGE RANCH ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS
R042279	12/24/2021	\$868,000	\$868,000	2.09	1	\$868,000	3177-263-02-006	LOT 8, SADDLE RIDGE RANCH ESTATES SUBDIVISION	OUTSTANDING VIEWS
R042274	10/14/2020	\$529,000	\$878,140	3.49	1	\$878,140	3177-263-02-002	LOT 1, SADDLE RIDGE RANCH ESTATES SUBDIVISION	OUTSTANDING VIEWS
R042293	5/4/2021	\$780,000	\$994,500	2.47	1	\$994,500	3177-352-02-008	LOT 13, SADDLE RIDGE RANCH ESTATES SUBDIVISION	OUTSTANDING VIEWS
R042290	3/26/2020	\$550,000	\$1,039,555	3.37	1	\$1,039,555	3177-352-02-005	LOT 16, SADDLE RIDGE RANCH ESTATES SUBDIVISION	OUTSTANDING VIEWS

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ECONOMIC AREA 6
VACANT LAND SUBDIVISION SALES**

**SALES STUDY PERIOD:
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MERIDIAN LAKE PARK SUBDIVISION: 61060, 61070, 61080								\$282,100 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012689	12/14/2020	\$182,000	\$282,100	14,593	1	\$282,100	3177-222-04-004	LOT 41, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	AVERAGE VIEWS
R012698	10/2/2021	\$313,000	\$313,000	14,549	1	\$313,000	3177-222-05-002	LOT 54, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012669	2/14/2022	\$320,000	\$320,000	14,549	1	\$320,000	3177-222-03-007	LOT 16, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012680	6/24/2021	\$265,000	\$323,300	14,549	1	\$323,300	3177-222-03-019	LOT 4, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012655	4/9/2021	\$245,000	\$325,850	17,206	1	\$325,850	3177-222-02-008	LOT 30, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R026963	11/18/2019	\$170,000	\$333,795	15,638	1	\$333,795	3177-222-04-016	LOT 46, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012715	2/13/2020	\$183,000	\$349,237	14,636	1	\$349,237	3177-222-05-019	LOT 53, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012663	9/23/2019	\$189,000	\$378,038	20,517	1	\$378,038	3177-222-03-029	LOT 22, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	OUTSTANDING VIEWS
R030541	8/27/2021	\$345,000	\$382,950	22,303	1	\$382,950	3177-222-08-001	LOT 1, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012653	6/17/2022	\$384,000	\$384,000	16,509	1	\$384,000	3177-222-02-006	LOT 32, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, RESTRICTED FROM BUILDING, UNDERSIZED LOT

MERIDIAN LAKE MEADOWS & PRISTINE POINT SUBDIVISIONS: 61090								\$318,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R031912	6/19/2020	\$100,000	\$183,500	56,192	1	\$183,500	3177-222-09-023	LOT 11, MERIDIAN LAKE MEADOWS SUBDIVISION	STEEP SLOPE
R031913	11/18/2021	\$300,000	\$300,000	43,647	1	\$300,000	3177-222-09-024	LOT 12, MERIDIAN LAKE MEADOWS SUBDIVISION	STEEP SLOPE
R031924	3/2/2022	\$372,500	\$372,500	44,170	1	\$372,500	3177-222-10-005	LOT 23, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDES: BELOW AVERAGE VIEWS, STEEP SLOPE

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**2023 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND SUBDIVISION SALES**

MERIDIAN LAKE MEADOWS SUBDIVISION INTERIOR: 61100									\$324,400 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R031929	10/20/2021	\$375,000	\$375,000	43,560	1	\$375,000	3177-222-10-016	LOT 28, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS
R031928	2/25/2021	\$265,000	\$381,600	43,821	1	\$381,600	3177-222-10-017	LOT 27, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS
R031930	9/20/2019	\$259,000	\$518,052	46,174	1	\$518,052	3177-222-10-015	LOT 29, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

MERIDIAN LAKE MEADOWS SUBDIVISION UPPER: 61110									\$472,600 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R031939	5/28/2020	\$255,000	\$472,617	42,645	1	\$472,617	3177-222-10-009	LOT 38, MERIDIAN LAKE MEADOWS SUBDIVISION	AVERAGE VIEWS
R031949	2/7/2020	\$300,000	\$572,520	52,882	1	\$572,520	3177-222-09-012	LOT 48, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, PUBLIC ACCESS EASEMENT

PRISTINE POINT SUBDIVISION INTERIOR: 61120									\$364,700 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R033507	11/13/2020	\$284,000	\$455,820	1.224	1	\$455,820	3177-223-02-005	LOT 6, PRISTINE POINT AT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

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VACANT LAND SUBDIVISION SALES**

**SALES STUDY PERIOD:
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SMITH HILL RANCHES SUBDIVISION: 61150							\$1,162,100 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042415	4/19/2021	\$995,000	\$1,323,350	35.95	1	\$1,323,350	3177-000-02-008	RANCH 8, THE SMITH HILL RANCHES SUBDIVISION	OUTSTANDING VIEWS
R042410	8/5/2020	\$922,500	\$1,632,825	35.126	1	\$1,632,825	3177-000-02-003	RANCH 7, THE SMITH HILL RANCHES SUBDIVISION	ABOVE AVERAGE VIEWS

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

GOTHIC CORRIDOR: 61170							\$595,100 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R012837	11/5/2020	\$500,555	\$803,391	4.444	1	\$803,391	3177-350-01-029	4.444 ACRES IN SECTION 35, TOWNSHIP 13S, RANGE 86W	OUTSTANDING VIEWS, ON BUSY STREET, MODERATE SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS, OVER SIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: UNDER SIZED LOT

APERATURE SUBDIVISION: 61181							\$1,275,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R072557	5/13/2022	\$1,075,000	\$1,075,000	19,602	1	\$1,075,000	3177-353-02-001	LOT 22, APERTURE SUBDIVISION	AVERAGE VIEWS
R072556	5/13/2022	\$1,075,000	\$1,075,000	18,295	1	\$1,075,000	3177-353-02-002	LOT 21, APERTURE SUBDIVISION	AVERAGE VIEWS
R072558	2/14/2022	\$1,140,000	\$1,140,000	20,038	1	\$1,140,000	3177-353-02-003	LOT 23, APERTURE SUBDIVISION	AVERAGE VIEWS
R072539	3/17/2022	\$1,255,000	\$1,255,000	22,216	1	\$1,255,000	3177-353-01-008	LOT 4, APERTURE SUBDIVISION	AVERAGE VIEWS
R072538	4/14/2022	\$1,295,000	\$1,295,000	21,780	1	\$1,295,000	3177-353-01-009	LOT 3, APERTURE SUBDIVISION	AVERAGE VIEWS
R072537	4/29/2022	\$1,360,000	\$1,360,000	25,265	1	\$1,360,000	3177-353-01-010	LOT 2, APERTURE SUBDIVISION	AVERAGE VIEWS
R072554	2/4/2022	\$1,450,000	\$1,450,000	29,185	1	\$1,450,000	3177-353-01-016	LOT 19, APERTURE SUBDIVISION	AVERAGE VIEWS
R072555	9/17/2021	\$1,445,000	\$1,524,475	23,958	1	\$1,524,475	3177-353-01-015	LOT 20, APERTURE SUBDIVISION	AVERAGE VIEWS
R072545	3/4/2021	\$1,295,000	\$1,793,575	21,344	1	\$1,793,575	3177-353-01-002	LOT 10, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS

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**2023 REAPPRAISAL
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VACANT LAND SUBDIVISION SALES**

APERATURE SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R072544	4/15/2021	\$1,357,500	\$1,805,475	16,988	1	\$1,805,475	3177-353-01-027	LOT 8, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072541	10/13/2020	\$1,100,000	\$1,826,000	21,780	1	\$1,826,000	3177-353-01-006	LOT 6, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072542	4/29/2021	\$1,395,000	\$1,855,350	13,939	1	\$1,855,350	3177-353-01-005	LOT 7, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072550	12/11/2020	\$1,200,000	\$1,860,000	25,265	1	\$1,860,000	3177-353-01-020	LOT 15, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072546	4/30/2021	\$1,400,000	\$1,862,000	16,117	1	\$1,862,000	3177-353-01-024	LOT 11, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072549	12/16/2020	\$1,210,000	\$1,875,500	24,394	1	\$1,875,500	3177-353-01-021	LOT 14, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072551	12/28/2020	\$1,210,000	\$1,875,500	24,394	1	\$1,875,500	3177-353-01-019	LOT 16, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072547	3/21/2022	\$1,900,000	\$1,900,000	19,166	1	\$1,900,000	3177-353-01-023	LOT 12, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072548	11/24/2020	\$1,230,000	\$1,974,150	27,878	1	\$1,974,150	3177-353-01-022	LOT 13, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072543	12/9/2020	\$1,300,000	\$2,015,000	19,602	1	\$2,015,000	3177-353-01-026	LOT 9, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

FOXTROT SUBDIVISION: 61900							\$930,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R072118 & R072119	12/29/2020	\$1,200,000	\$1,860,000	5	2	\$930,000	3177-354-03-002 & 3177-354-03-003	LOTS 1 & 2, FOXTROT SUBDIVISION	OUTSTANDING VIEWS

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VACANT LAND SUBDIVISION SALES**

ADJACENT TO CRESTED BUTTE									
MCCORMICK RANCH SUBDIVISION OFF-RIVER: 61280								\$1,379,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R041032	9/20/2021	\$1,700,000	\$1,793,500	36.42	1	\$1,793,500	3255-000-09-001	LOT 1, THE MCCORMICK RANCH SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

MCCORMICK RANCH SUBDIVISION ON-RIVER: 61290								\$2,077,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R041037	1/14/2021	\$240,000	\$358,800	37.40	1	\$358,800	3255-000-09-007	LOT 7, THE MCCORMICK RANCH SUBDIVISION	OUTSTANDING VIEWS
R041038	3/19/2021	\$1,950,000	\$2,700,750	36.16	1	\$2,700,750	3255-000-09-005	LOT 5, THE MCCORMICK RANCH SUBDIVISION	OUTSTANDING VIEWS
R041036	12/29/2020	\$2,500,000	\$3,875,000	35.86	1	\$3,875,000	3255-000-09-006	LOT 6, THE MCCORMICK RANCH SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

TRAPPER'S CROSSING SUBDIVISION: 61330, 61340, 61350, 61370								\$498,100 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032264	8/6/2021	\$325,000	\$360,750	35.325	1	\$360,750	3255-000-08-001	LOT 8, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION, PHASE III	AVERAGE VIEWS
R030310 & R030322	3/9/2021	\$570,000	\$789,450	71.96	2	\$394,725	3255-000-05-013 & 3255-000-05-025	LOTS 13 & 25, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS, WELL INSTALLED
R073800	6/23/2021	\$380,000	\$463,600	38.00	1	\$463,600	3255-000-05-053	LOT 15, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE
R030324	7/12/2021	\$400,000	\$466,000	42.16	1	\$466,000	3255-000-05-027	LOT 27, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED
R030323	4/11/2022	\$495,000	\$495,000	35.138	1	\$495,000	3255-000-05-026	LOT 26, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS
R030308	9/13/2021	\$475,000	\$501,125	36.37	1	\$501,125	3255-000-05-011	LOT 11, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS
R030313	7/16/2021	\$495,000	\$576,675	38.43	1	\$576,675	3255-000-05-044	LOT 16, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED
R032258	9/10/2020	\$340,000	\$583,100	40.811	1	\$583,100	3255-000-08-008	LOT 2, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION, PHASE III	ABOVE AVERAGE VIEWS, WELL INSTALLED
R030304	9/28/2021	\$600,000	\$633,000	35.37	1	\$633,000	3255-000-05-007	LOT 7, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS
R031595	10/9/2020	\$565,000	\$937,900	65.24	1	\$937,900	3255-000-05-045	LOT 18, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: WELL INSTALLED

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

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**2023 REAPPRAISAL
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VACANT LAND SUBDIVISION SALES**

BETWEEN CRESTED BUTTE AND CRESTED BUTTE SOUTH

HIDDEN MINE RANCH SUBDIVISION: 61310								\$677,700 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R045011 & R045031	10/13/2021	\$940,500	\$940,500	70	2	\$470,250	3255-000-11-001 & 3255-000-11-021	LOT 1 & OUTLOT B, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS
R045023	10/1/2020	\$312,000	\$517,920	35.10	1	\$517,920	3255-000-11-013	LOT 13, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS
R045017	3/14/2022	\$650,000	\$650,000	35.10	1	\$650,000	3255-000-11-007	LOT 7, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS
R045018	8/30/2021	\$600,000	\$666,000	36.10	1	\$666,000	3255-000-11-008	LOT 8, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS
R045013	6/10/2021	\$565,000	\$689,300	35.10	1	\$689,300	3255-000-11-003	LOT 3, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS
R045022	10/10/2019	\$355,000	\$703,539	35.10	1	\$703,539	3255-000-11-012	LOT 12, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS
R045014	5/25/2021	\$558,000	\$711,450	35.10	1	\$711,450	3255-000-11-004	LOT 4, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

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

SILVER SAGE SUBDIVISION EXTERIOR: 61740								\$300,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032135	3/16/2020	\$159,000	\$300,526	34,412	1	\$300,526	3255-013-02-017	LOT 1, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS
R032136	6/14/2021	\$364,000	\$444,080	34,412	1	\$444,080	3255-013-02-010	LOT 2, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
R032140	10/22/2021	\$535,000	\$535,000	35,719	1	\$535,000	3255-013-02-003	LOT 6, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
R032139	10/26/2021	\$750,000	\$750,000	67,736	1	\$750,000	3255-013-02-002	LOT 5, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R032142	1/4/2022	\$1,175,000	\$1,175,000	63,510	1	\$1,175,000	3255-013-02-005	LOT 8, SILVER SAGE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT, WATER INFLUENCE

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

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VACANT LAND SUBDIVISION SALES**

SILVER SAGE SUBDIVISION INTERIOR: 61750									\$403,600 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032157	10/5/2021	\$350,000	\$350,000	25,134	1	\$350,000	3255-013-03-002	LOT 22, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS
R032155	12/7/2020	\$295,000	\$457,250	27,573	1	\$457,250	3255-013-03-004	LOT 20, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS

SKYLAND SUBDIVISION LOWER EXTERIOR: 61400									\$311,600 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042407	9/28/2020	\$172,500	\$295,838	23,653	1	\$295,838	3255-120-22-017	LOT S-84, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R031754	4/8/2021	\$230,000	\$305,900	18,121	1	\$305,900	3255-120-16-013	LOT 1, SKYLAND SUBDIVISION	AVERAGE VIEWS
R032581	3/26/2021	\$225,000	\$311,625	17,729	1	\$311,625	3255-120-22-003	LOT S-94, SKYLAND SUBDIVISION	AVERAGE VIEWS
R032568	7/27/2021	\$275,000	\$320,375	30,318	1	\$320,375	3255-120-20-068	LOT S-72, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R032589	11/3/2021	\$369,500	\$369,500	26,572	1	\$369,500	3255-120-22-011	LOT S-86, SKYLAND SUBDIVISION	AVERAGE VIEWS
R032579	1/10/2022	\$375,000	\$375,000	15,464	1	\$375,000	3255-120-22-001	LOT S-96, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

SKYLAND SUBDIVISION THIRD FILING, PHASE 2: 61410									\$958,800 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043136	11/23/2021	\$600,000	\$600,000	6.17	1	\$600,000	3255-010-18-011	LOT S-194, SKYLAND SUBDIVISION	AVERAGE VIEWS, PUBLIC ACCESS
R043137	1/14/2022	\$610,000	\$610,000	10.52	1	\$610,000	3255-010-18-012	LOT S-195, SKYLAND SUBDIVISION	AVERAGE VIEWS, OVERSIZED LOT, PUBLIC ACCESS
R043129	11/17/2021	\$850,000	\$850,000	0.93	1	\$850,000	3255-010-18-004	LOT S-187, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R043128	6/11/2021	\$775,000	\$945,500	2.27	1	\$945,500	3255-010-18-003	LOT S-186, SKYLAND SUBDIVISION	AVERAGE VIEWS
R043134	6/25/2021	\$875,000	\$1,067,500	1.39	1	\$1,067,500	3255-010-18-009	LOT S-192, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

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VACANT LAND SUBDIVISION SALES**

SKYLAND SUBDIVISION THIRD FILING, PHASE 2 <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043135	1/18/2022	\$1,090,000	\$1,090,000	10.62	1	\$1,090,000	3255-010-18-010	LOT S-193, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R043130	6/11/2021	\$895,000	\$1,091,900	0.87	1	\$1,091,900	3255-010-18-005	LOT S-188, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R043133	6/11/2021	\$950,000	\$1,159,000	1.76	1	\$1,159,000	3255-010-18-008	LOT S-191, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R043131	6/29/2021	\$975,000	\$1,189,500	1.72	1	\$1,189,500	3255-010-18-006	LOT S-189, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R043126	8/19/2021	\$1,250,000	\$1,387,500	10.53	1	\$1,387,500	3255-010-18-001	LOT S-184, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R043127	8/19/2021	\$1,250,000	\$1,387,500	9.85	1	\$1,387,500	3255-010-18-002	LOT S-185, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R043132	1/29/2021	\$955,000	\$1,427,725	2.06	1	\$1,427,725	3255-010-18-007	LOT S-190, SKYLAND SUBDIVISION	OUTSTANDING VIEWS

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

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: PUBLIC ACCESS

SKYLAND SUBDIVISION THIRD FILING, POCKET: 61420									
\$325,500 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040564	12/3/2020	\$210,000	\$325,500	16,291	1	\$325,500	3255-010-13-090	LOT S-119, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

SKYLAND SUBDIVISION THIRD FILING, UPPER: 61430									
\$690,600 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040508	9/18/2019	\$341,000	\$682,068	29,751	1	\$682,068	3255-010-13-006	LOT S-157, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040515	8/20/2020	\$395,000	\$699,150	18,295	1	\$699,150	3255-010-13-014	LOT S-161, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040523 & R040525	12/28/2020	\$1,050,000	\$1,627,500	18,818	2	\$813,750	3255-010-13-022 & 3255-010-13-024	LOTS S-165 & S-166, SKYLAND SUBDIVISION	OUTSTANDING VIEWS
R040589	9/4/2019	\$410,000	\$820,082	19,428	1	\$820,082	3255-010-14-003	LOT S-182, SKYLAND SUBDIVISION	OUTSTANDING VIEWS

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

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VACANT LAND SUBDIVISION SALES**

SKYLAND SUBDIVISION THIRD FILING, LOWER: 61440									\$315,400 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040528	10/27/2021	\$250,000	\$250,000	22,477	1	\$250,000	3255-010-13-027	LOT S-143, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040504	10/9/2020	\$190,000	\$315,400	15,333	1	\$315,400	3255-010-13-002	LOT S-153, SKYLAND SUBDIVISION	AVERAGE VIEWS
R040507	4/21/2021	\$299,000	\$397,670	23,392	1	\$397,670	3255-010-13-005	LOT S-156, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040520	8/18/2021	\$360,000	\$399,600	31,755	1	\$399,600	3255-010-13-019	LOT S-147, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040547	5/13/2021	\$325,000	\$414,375	91,607	1	\$414,375	3255-010-13-047	LOT S-138, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R040510	10/5/2021	\$415,000	\$415,000	28,619	1	\$415,000	3255-010-13-009	LOT S-152, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040533	9/3/2021	\$395,000	\$416,725	18,295	1	\$416,725	3255-010-13-032	LOT S-140, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040531	11/4/2021	\$440,000	\$440,000	17,729	1	\$440,000	3255-010-13-030	LOT S-141, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040526	2/9/2022	\$480,000	\$480,000	26,484	1	\$480,000	3255-010-13-025	LOT S-144, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040524	5/20/2022	\$500,000	\$500,000	28,445	1	\$500,000	3255-010-13-023	LOT S-145, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

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

SKYLAND SUBDIVISION UPPER: 61450									\$488,200 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R015573	5/2/2022	\$825,000	\$825,000	3.64	1	\$825,000	3257-060-01-019	LOT S-20, SKYLAND SUBDIVISION	OUTSTANDING VIEWS, OVERSIZED LOT

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

SKYLAND SUBDIVISION UPPER INTERIOR: 61460									\$384,600 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R015581	12/1/2021	\$500,000	\$500,000	1.198	1	\$500,000	3257-060-01-027	LOT S-13, SKYLAND SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS

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

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

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SKYLAND SUBDIVISION LOWER INTERIOR: 61560								\$255,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073727	6/8/2021	\$199,000	\$242,780	14,828	1	\$242,780	3255-120-20-072	LOT S76, SKYLAND SUBDIVISION	AVERAGE VIEWS
R073726	6/16/2021	\$220,000	\$268,400	17,590	1	\$268,400	3255-120-20-071	LOT S75, SKYLAND SUBDIVISION	AVERAGE VIEWS
R042973	10/15/2020	\$165,000	\$273,900	22,825	1	\$273,900	3255-120-20-067	LOT S-80, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ON BUSY STREET
R042972	10/19/2021	\$365,000	\$365,000	26,049	1	\$365,000	3255-120-20-066	LOT S-79, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ON BUSY STREET

SKYLAND SUBDIVISION LAKE/OPEN SPACE INFLUENCE: 61480								\$423,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032567	10/5/2020	\$240,000	\$398,400	1.068	1	\$398,400	3255-120-20-042	LOT S-71, SKYLAND SUBDIVISION	ON BUSY STREET, OUTSTANDING VIEWS
R032553	7/3/2019	\$270,000	\$549,963	0.300	1	\$549,963	3255-120-20-028	LOT S-60, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET

SKYLAND SUBDIVISION ON GOLF COURSE: 61550								\$426,800 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040576	11/13/2020	\$200,000	\$321,000	18,121	1	\$321,000	3255-010-13-077	LOT S-107, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040548	10/19/2020	\$220,000	\$365,200	19,384	1	\$365,200	3255-010-13-048	LOT S-135, SKYLAND SUBDIVISION	AVERAGE VIEWS
R040553	8/13/2020	\$230,000	\$407,100	19,907	1	\$407,100	3255-010-13-053	LOT S-130, SKYLAND SUBDIVISION	AVERAGE VIEWS
R040551	2/9/2021	\$310,000	\$446,400	21,388	1	\$446,400	3255-010-13-051	LOT S-132, SKYLAND SUBDIVISION	AVERAGE VIEWS
R040579	8/10/2020	\$255,000	\$451,350	28,009	1	\$451,350	3255-010-13-080	LOT S-104, SKYLAND SUBDIVISION	AVERAGE VIEWS
R015512	6/1/2021	\$375,000	\$457,500	28,880	1	\$457,500	3255-010-02-010	LOT D-5, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ON BUSY STREET
R040578	8/24/2021	\$525,000	\$582,750	16,204	1	\$582,750	3255-010-13-079	LOT S-105, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

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SKYLAND SUBDIVISION ON GOLF COURSE <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040554	9/25/2020	\$348,750	\$598,106	25,439	1	\$598,106	3255-010-13-054	LOT S-129, SKYLAND SUBDIVISION	OUTSTANDING VIEWS
R040546	3/9/2022	\$635,000	\$635,000	119,703	1	\$635,000	3255-010-13-046	LOT S-137, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R040566	2/3/2020	\$345,000	\$658,398	19,907	1	\$658,398	3255-010-13-067	LOT S-117, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R040555	3/12/2021	\$495,000	\$685,575	25,439	1	\$685,575	3255-010-13-055	LOT S-128, SKYLAND SUBDIVISION	OUTSTANDING VIEWS
R040568	5/18/2022	\$695,000	\$695,000	13,547	1	\$695,000	3255-010-13-069	LOT S-115, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS

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

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

SKYLAND SUBDIVISION LOWER GOLF COURSE: 61540 \$442,800 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R015520	4/1/2020	\$172,500	\$322,868	24,263	1	\$322,868	3255-010-03-008	LOT S-42, SKYLAND SUBDIVISION	BELOW AVERAGE VIEWS
R015532	3/24/2021	\$385,000	\$533,225	49,571	1	\$533,225	3255-120-08-002	LOT S-2, SKYLAND SUBDIVISION	OUTSTANDING VIEWS
R032588	9/14/2020	\$330,000	\$565,950	27,530	1	\$565,950	3255-120-22-010	LOT S-87, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS
R015516	10/14/2020	\$455,000	\$755,300	63,249	1	\$755,300	3255-010-03-002	LOT S-5, SKYLAND SUBDIVISION	OUTSTANDING VIEWS, OVERSIZED LOT

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

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

SKYLAND RIVER NEIGHBORHOOD SUBDIVISION MULTI-FAMILY: 61530 \$233,300 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032539	2/5/2021	\$162,000	\$233,280	8,843	1	\$233,280	3255-120-21-002	LOT RNQ-1, SKYLAND RIVER NEIGHBORHOOD SUBDIVISION	AVERAGE VIEWS

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FAIRWAY PARK & CLUB COTTAGES SUBDIVISIONS: 61605, 61590									\$183,100 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073632	2/11/2021	\$122,500	\$176,400	3,049	1	\$176,400	3255-120-26-029	LOT 4, FAIRWAY PARK AT SKYLAND TOWNHOME SUBDIVISION	AVERAGE VIEWS
R073631	3/29/2021	\$137,000	\$189,745	2,614	1	\$189,745	3255-120-26-028	LOT 3, FAIRWAY PARK AT SKYLAND TOWNHOME SUBDIVISION	AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: RESTRICTED FROM BUILDING

LARKSPUR SUBDIVISION RECREATIONAL LOT: 61670									\$1,035,000 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R044130	8/17/2021	\$575,000	\$1,035,000	2.79	1	\$1,035,000	3255-120-35-009	LOT R1, LARKSPUR SUBDIVISION	AVERAGE VIEWS

LARKSPUR SUBDIVISION ON LAKE: 61700									\$461,400 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R044129	9/10/2020	\$205,000	\$549,400	9,843	1	\$549,400	3255-120-35-008	LOT S39, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS
R044127	2/25/2021	\$265,000	\$604,200	10,512	1	\$604,200	3255-120-35-006	LOT S37, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

LARKSPUR SUBDIVISION EAST: 61710									\$378,200 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R044082	12/2/2020	\$147,500	\$359,900	9,559	1	\$359,900	3255-120-34-010	LOT S3, LARKSPUR SUBDIVISION	AVERAGE VIEWS
R044079	10/27/2020	\$152,500	\$396,500	11,236	1	\$396,500	3255-120-34-007	LOT S48, LARKSPUR SUBDIVISION	AVERAGE VIEWS
R044089	10/8/2021	\$285,000	\$467,400	12,071	1	\$467,400	3255-120-34-017	LOT S6, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

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LARKSPUR SUBDIVISION SOUTH: 61720									\$391,300 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R044106	9/11/2020	\$165,000	\$442,200	16,120	1	\$442,200	3255-120-34-034	LOT S21, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS
R044099	9/30/2020	\$200,000	\$536,000	11,652	1	\$536,000	3255-120-34-027	LOT S14, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

LARKSPUR SUBDIVISION WEST: 61730									\$488,800 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R044115	7/30/2021	\$325,000	\$611,000	12,461	1	\$611,000	3255-120-34-043	LOT S30, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

LARKSPUR SUBDIVISION DEED RESTRICTED: 61680									\$116,500 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R044087	7/7/2020	\$39,000	\$110,760	8,617	1	\$110,760	3255-120-34-015	LOT E6, LARKSPUR SUBDIVISION	AVERAGE VIEWS
R044088	7/9/2021	\$65,000	\$122,200	8,566	1	\$122,200	3255-120-34-016	LOT E7, LARKSPUR SUBDIVISION	AVERAGE VIEWS

WHETSTONE VISTA SUBDIVISION: 60310, 60320									\$437,400 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040934	11/5/2020	\$272,500	\$437,363	2.716	1	\$437,363	3257-070-04-004	LOT 4, WHETSTONE VISTA SUBDIVISION	ABOVE AVERAGE VIEWS

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BUCKHORN RANCH SUBDIVISION SMALL LOTS: 61610							\$257,600 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042596	5/12/2020	\$72,500	\$205,900	5,227	1	\$205,900	3257-074-07-029	LOT M2-64, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042598	12/22/2020	\$95,000	\$231,800	7,405	1	\$231,800	3257-074-07-031	LOT M2-66, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042667	1/26/2021	\$99,000	\$233,640	7,405	1	\$233,640	3257-074-16-007	LOT M3-43, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, CUL DE SAC
R042568	2/16/2021	\$109,000	\$248,520	6,534	1	\$248,520	3257-074-07-001	LOT M2-10, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042587	9/9/2020	\$93,000	\$249,240	5,227	1	\$249,240	3257-074-07-020	LOT M2-47, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042641	2/22/2021	\$110,000	\$250,800	5,227	1	\$250,800	3257-074-14-007	LOT M3-21, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042604	7/28/2020	\$90,700	\$257,588	5,227	1	\$257,588	3257-074-10-003	LOT M2-72, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042583	8/4/2021	\$155,000	\$279,000	5,227	1	\$279,000	3257-074-07-016	LOT M2-43, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R073576	2/1/2021	\$250,000	\$570,000	13,939	2	\$285,000	3257-074-05-017	LOTS M2-32 & M2-33, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042606	10/23/2021	\$175,000	\$287,000	6,970	1	\$287,000	3257-074-10-005	LOT M2-70, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042571	11/15/2021	\$185,000	\$288,600	6,098	1	\$288,600	3257-074-07-004	LOT M2-13, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042676	5/5/2022	\$275,000	\$297,000	7,405	1	\$297,000	3257-074-17-004	LOT M3-47, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042569	10/7/2021	\$185,000	\$303,400	7,405	1	\$303,400	3257-074-07-002	LOT M2-11, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042649	1/25/2021	\$130,000	\$306,800	7,405	1	\$306,800	3257-074-15-006	LOT M3-22, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042620	10/23/2020	\$120,000	\$312,000	5,663	1	\$312,000	3257-074-12-003	LOT M2-40, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042610	10/30/2019	\$110,000	\$312,400	6,534	1	\$312,400	3257-074-11-001	LOT M2-62, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R073575	12/17/2020	\$129,000	\$314,760	6,970	1	\$314,760	3257-074-05-016	LOT M2-31, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042608	6/14/2022	\$315,000	\$315,000	7,405	1	\$315,000	3257-074-10-007	LOT M2-68, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042609	12/7/2021	\$215,000	\$318,200	7,405	1	\$318,200	3257-074-10-008	LOT M2-67, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042680	9/25/2020	\$119,000	\$318,920	7,405	1	\$318,920	3257-074-17-008	LOT M3-45, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042525	8/9/2019	\$115,000	\$326,600	19,166	1	\$326,600	3257-070-12-006	LOT M1-5, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042607	7/28/2021	\$175,000	\$329,000	7,405	1	\$329,000	3257-074-10-006	LOT M2-69, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042611	1/29/2021	\$140,000	\$330,400	6,098	1	\$330,400	3257-074-11-002	LOT M2-61, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

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BUCKHORN RANCH SUBDIVISION SMALL LOTS <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042630	1/20/2022	\$240,000	\$336,000	7,405	1	\$336,000	3257-074-13-006	LOT M3-10, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042647	10/1/2019	\$119,000	\$337,960	7,405	1	\$337,960	3257-074-15-004	LOT M3-28, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042549	1/27/2022	\$252,000	\$352,800	6,970	1	\$352,800	3257-074-02-005	LOT M2-5, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042532	7/2/2019	\$125,000	\$355,000	10,890	1	\$355,000	3257-070-14-001	LOT M1-10, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042646	5/19/2021	\$179,000	\$365,160	7,405	1	\$365,160	3257-074-15-003	LOT M3-27, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042673	12/30/2021	\$250,000	\$370,000	7,405	1	\$370,000	3257-074-17-001	LOT M3-48, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042679	1/11/2021	\$163,000	\$384,680	6,970	1	\$384,680	3257-074-17-007	LOT M3-52, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042671	8/1/2019	\$139,800	\$397,032	7,405	1	\$397,032	3257-074-16-011	LOT M3-34, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042688	2/28/2020	\$150,000	\$426,000	7,405	1	\$426,000	3257-080-01-005	LOT M3-53, BUCKHORN RANCH SUBDIVISION	OUTSTANDING VIEWS
R042687	8/5/2019	\$159,000	\$451,560	6,970	1	\$451,560	3257-080-01-004	LOT M3-54, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET

BUCKHORN RANCH SUBDIVISION ON AIRSTRIP: 61620									
\$674,400 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042501	11/18/2020	\$142,000	\$357,840	1.04	1	\$357,840	3257-070-11-007	LOT 81, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, OUTSIDE INFLUENCE
R042695	7/20/2021	\$200,000	\$376,000	1.60	1	\$376,000	3257-080-02-007	LOT 63, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSIDE INFLUENCE
R042502	2/11/2021	\$170,000	\$387,600	1.26	1	\$387,600	3257-070-11-008	LOT 82, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, OUTSIDE INFLUENCE
R042514 & R042515	11/25/2020	\$315,000	\$793,800	3.07	2	\$396,900	3257-070-11-020 & 3257-070-11-021	LOTS 94 & 95, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R042517	5/13/2021	\$295,000	\$601,800	1.45	1	\$601,800	3257-070-11-023	LOT 97, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042503	10/15/2021	\$385,000	\$631,400	1.36	1	\$631,400	3257-070-11-009	LOT 83, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, ENCROACHING EASEMENT
R042694	2/1/2022	\$566,000	\$747,120	1.25	1	\$747,120	3257-080-02-006	LOT 64, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042689	5/3/2021	\$395,000	\$805,800	2.38	1	\$805,800	3257-080-02-001	LOT 69, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R042690	5/17/2022	\$750,000	\$810,000	1.97	1	\$810,000	3257-080-02-002	LOT 68, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

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

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BUCKHORN RANCH SUBDIVISION OFF AIRSTRIP: 61630								\$539,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042698	11/19/2019	\$156,500	\$444,460	30,492	1	\$444,460	3257-080-03-001	LOT 33, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042712	6/14/2022	\$450,000	\$450,000	43,560	1	\$450,000	3257-080-05-007	LOT 27, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042539	7/8/2019	\$190,000	\$539,600	29,621	1	\$539,600	3257-070-16-002	LOT 24, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R041442	7/17/2019	\$194,000	\$550,960	44,431	1	\$550,960	3257-070-08-004	LOT 38, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R041441	9/27/2019	\$200,000	\$568,000	44,431	1	\$568,000	3257-070-08-003	LOT 37, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R041443	10/27/2020	\$240,000	\$624,000	48,352	1	\$624,000	3257-070-08-005	LOT 39, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042708	12/2/2020	\$290,000	\$707,600	62,291	1	\$707,600	3257-080-05-003	LOT 21, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042709	8/17/2021	\$405,000	\$729,000	38,768	1	\$729,000	3257-080-05-004	LOT 22, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VEIWS
R042704	5/24/2021	\$399,000	\$813,960	43,560	1	\$813,960	3257-080-03-007	LOT 61, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, MODERATE SLOPE

BUTTE PASTURE SUBDIVISION: 61640								\$1,024,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R042455	8/20/2021	\$1,200,000	\$1,332,000	9.01	1	\$1,332,000	3257-070-10-007	LOT 8, BUTTE PASTURE SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: UNDERSIZED LOT

HIDDEN RIVER RANCH SUBDIVISION: 61770, 61760								\$770,800 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032315	6/24/2022	\$925,000	\$925,000	5.18	1	\$925,000	3257-201-01-003	SITE 1, HIDDEN RIVER RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: LOCATED OFF RIVER

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CRESTED BUTTE SOUTH AND CEMENT CREEK

CRESTED BUTTE SOUTH SUBDIVISION: 60240, 60250						\$195,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R040273	7/28/2021	\$95,000	\$134,900	14,941	1	\$134,900	3257-272-01-030	LOT 14, BLOCK 9, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, STEEP SLOPE, ROCKY
R073832	11/18/2021	\$139,000	\$158,460	14,375	1	\$158,460	3257-211-04-043	LOT 35, BLOCK 26, CRESTED BUTTE SOUTH	AVERAGE VIEWS
R015052	6/24/2021	\$110,000	\$163,900	14,549	1	\$163,900	3257-222-02-059	LOT 15, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R027083	7/22/2021	\$108,000	\$153,360	10,454	1	\$153,360	3257-223-04-025	LOT 44, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R015168	9/22/2021	\$120,000	\$153,600	14,810	1	\$153,600	3257-272-02-003	LOT 33, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE
R040385	7/12/2021	\$115,000	\$163,300	16,988	1	\$163,300	3257-223-05-045	LOT 44, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS, IMPACTED BY STREAM DRAINAGE DITCH
R015102	6/17/2021	\$110,000	\$163,900	14,375	1	\$163,900	3257-223-03-039	LOT 15, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS, IMPACTED BY STREAM DRAINAGE DITCH
R072731	11/23/2020	\$83,000	\$164,340	14,810	1	\$164,340	3257-214-02-074	LOT 15, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R015117	5/26/2021	\$107,200	\$167,232	13,504	1	\$167,232	3257-223-04-048	LOT 10, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R042828	11/3/2020	\$91,499	\$181,168	14,810	1	\$181,168	3257-211-05-033	LOT 48, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R027137	11/5/2021	\$160,000	\$182,400	10,454	1	\$182,400	3257-223-07-008	LOT 6, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, IMPACTED BY STREAM DRAINAGE DITCH
R027096	11/1/2021	\$160,000	\$182,400	14,375	1	\$182,400	3257-223-05-025	LOT 1, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R015162	4/7/2021	\$112,000	\$182,560	14,810	1	\$182,560	3257-272-01-009	LOT 4, BLOCK 9, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R042892	7/15/2021	\$135,000	\$191,700	15,246	1	\$191,700	3257-223-05-054	LOT 33, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R031390	1/11/2021	\$105,000	\$193,200	17,424	1	\$193,200	3257-223-04-046	LOT 13, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R042829	5/19/2021	\$124,000	\$193,440	16,117	1	\$193,440	3257-223-04-057	LOT 39, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R014900	6/30/2021	\$130,000	\$193,700	16,988	1	\$193,700	3257-211-02-019	LOT 2, BLOCK 27, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R014989	12/2/2020	\$102,000	\$194,820	13,504	1	\$194,820	3257-214-03-032	LOT 25, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R014958	5/26/2021	\$125,000	\$195,000	14,375	1	\$195,000	3257-214-02-065	LOT 34, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE
R015138	2/11/2022	\$195,000	\$195,000	19,166	1	\$195,000	3257-223-07-002	LOT 12, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	IMPACTED BY STREAM DRAINAGE DITCH

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CRESTED BUTTE SOUTH SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073700	5/26/2021	\$125,000	\$195,000	14,375	1	\$195,000	3257-214-02-077	LOT 35, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE
R014981 & R014987	4/28/2021	\$240,000	\$391,200	37,897	2	\$195,600	3257-214-03-004 & 3257-214-03-011	LOTS 19 & 27, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OVERSIZED LOT
R072169	2/24/2022	\$200,000	\$200,000	14,375	1	\$200,000	3257-222-03-026	LOT 42, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R073701	5/4/2021	\$129,000	\$201,240	14,375	1	\$201,240	3257-214-02-078	LOT 36, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE
R015284	1/28/2021	\$110,000	\$202,400	13,068	1	\$202,400	3257-272-10-010	LOT 10, BLOCK 3, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER
R015135	5/7/2021	\$130,000	\$202,800	13,504	1	\$202,800	3257-223-06-015	LOT 7, BLOCK 15, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R031428	4/13/2021	\$125,000	\$203,750	16,117	1	\$203,750	3257-223-04-049	LOT 37, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS, IMPACTED BY STREAM DRAINAGE DITCH
R073666	4/5/2021	\$125,000	\$203,750	14,375	1	\$203,750	3257-211-04-041	LOT 34, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE
R071413	10/25/2236	\$195,000	\$208,650	16,553	1	\$208,650	3257-223-02-018	LOT 16, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R071804	8/6/2021	\$155,200	\$209,520	21,344	1	\$209,520	3257-222-02-071	LOT 38, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R015113	9/29/2020	\$100,000	\$212,000	23,958	1	\$212,000	3257-223-04-005	LOT 6, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS, OVERSIZED LOT
R014998	12/1/2020	\$112,000	\$213,920	14,810	1	\$213,920	3257-214-04-030	LOT 20, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R014897	12/6/2021	\$200,000	\$214,000	14,810	1	\$214,000	3257-211-02-008	LOT 4, BLOCK 27, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R027110	1/6/2021	\$120,000	\$220,800	17,860	1	\$220,800	3257-223-05-020	LOT 8, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R071743	6/16/2021	\$149,000	\$222,010	19,166	1	\$222,010	3257-222-02-069	LOT 14, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R044995	11/23/2021	\$195,000	\$222,300	15,682	1	\$222,300	3257-222-02-063	LOT 10, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R072724	8/19/2021	\$170,000	\$229,500	15,246	1	\$229,500	3257-223-02-022	LOT 14, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R072722	11/2/2021	\$201,500	\$229,710	15,246	1	\$229,710	3257-223-02-020	LOT 12, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R073558	11/13/2020	\$117,225	\$232,106	18,731	1	\$232,106	3257-223-06-032	LOT 3, BLOCK 15, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R027187	5/6/2021	\$149,000	\$232,440	21,344	1	\$232,440	3257-223-01-026	LOT 57, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, IMPACTED BY STREAM DRAINAGE DITCH
R043780	8/31/2021	\$173,000	\$233,550	14,723	1	\$233,550	3257-214-02-062	LOT 37, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R014967	6/21/2021	\$157,000	\$233,930	15,682	1	\$233,930	3257-214-02-016	LOT 16, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS

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CRESTED BUTTE SOUTH SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R073505	10/23/2020	\$115,000	\$235,750	14,375	1	\$235,750	3257-222-03-030	LOT 49, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R015137	3/25/2022	\$237,000	\$237,000	13,068	1	\$237,000	3257-223-07-012	LOT 9, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R043939	12/20/2021	\$225,000	\$240,750	22,216	1	\$240,750	3257-223-04-060	LOT 34, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS, OVERSIZED LOT
R073111	3/8/2021	\$285,000	\$484,500	35,184	2	\$242,250	3257-222-01-024	LOTS 29 & 30, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS
R015150	9/17/2020	\$115,000	\$243,800	16,553	1	\$243,800	3257-223-08-009	LOT 4, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER, IMPACTED BY STREAM DRAINAGE DITCH
R073598	2/1/2021	\$140,000	\$247,800	13,939	1	\$247,800	3257-223-06-035	LOT 11, BLOCK 15, CRESTED BUTTE SOUTH	MODERATE SLOPE, OUTSTANDING VIEWS
R015105	9/24/2021	\$195,000	\$249,600	14,375	1	\$249,600	3257-223-03-019	LOT 24, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, ABOVE AVERAGE VIEWS
R015097	3/31/2022	\$250,000	\$250,000	24,829	1	\$250,000	3257-223-03-047	LOT 7, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, MODERATE SLOPE, ABOVE AVERAGE VIEWS, IMPACTED BY STREAM DRAINAGE DITCH, OVERSIZED LOT
R073123	6/11/2021	\$170,000	\$253,300	17,860	1	\$253,300	3257-211-01-025	LOT 2, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, ABOVE AVERAGE VIEWS
R015008	9/29/2021	\$200,000	\$256,000	16,988	1	\$256,000	3257-214-06-001	LOT 40, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, OUTSTANDING VIEWS
R043473	8/12/2021	\$190,000	\$256,500	15,682	1	\$256,500	3257-223-01-029	LOT 3, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R015130	4/19/2021	\$159,000	\$259,170	17,424	1	\$259,170	3257-223-06-010	LOT 6, BLOCK 15, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R043355	4/28/2021	\$159,000	\$259,170	19,166	1	\$259,170	3257-222-01-021	LOT 23, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS
R044287	4/25/2022	\$295,000	\$295,000	14,593	1	\$295,000	3257-223-01-034	LOT 11, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R070732	6/25/2021	\$175,000	\$260,750	18,731	1	\$260,750	3257-211-01-022	LOT 3, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R015250	12/6/2021	\$245,000	\$262,150	14,810	1	\$262,150	3257-272-07-007	LOT 15, BLOCK 1, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER
R015093	8/30/2021	\$210,000	\$283,500	15,246	1	\$283,500	3257-223-03-024	LOT 12, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	OUTSTANDING VIEWS
R015283	10/21/2020	\$295,000	\$604,750	47,480	2	\$302,375	3257-272-10-007	LOTS 6 & 7, BLOCK 3, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER, OVERSIZED LOT
R073430	8/19/2021	\$225,000	\$303,750	19,150	1	\$303,750	3257-272-02-095	LOT 18, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER, ABOVE AVERAGE VIEWS
R014919	9/25/2020	\$146,000	\$309,520	21,780	1	\$309,520	3257-211-04-034	LOT 30, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	OVERSIZED LOT, ABOVE AVERAGE VIEWS
R014945	4/13/2021	\$190,000	\$309,700	23,522	1	\$309,700	3257-211-05-037	LOT 41, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, ADJACENT TO OPEN SPACE, OVERSIZED LOT, ABOVE AVERAGE VIEWS
R015282	5/12/2022	\$315,000	\$315,000	18,295	1	\$315,000	3257-272-10-022	LOT 2 AND ADJACENT STREET, BLOCK 3, CRESTED BUTTE SOUTH SUBDIVISION	CB SOUTH LOWER

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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R015009	9/17/2020	\$150,000	\$318,000	41,382	1	\$318,000	3257-214-06-002	LOTS 38 & 39, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE, ABOVE AVERAGE VIEWS
R042971	9/8/2020	\$155,000	\$328,600	19,602	1	\$328,600	3257-223-05-053	LOT 34, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS
R073118	3/30/2021	\$199,000	\$338,300	20,343	1	\$338,300	3257-214-02-075	LOT 23, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R043927	4/14/2021	\$230,000	\$374,900	16,988	1	\$374,900	3257-211-05-038	LOT 40, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE

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

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, ENCROACHING EASEMENT, MODERATE SLOPE, NO LEGAL ACCESS, ROCKY, STEEP SLOPE, IMPACTED BY STREAM DRAINAGE DITCH

CRESTED BUTTE SOUTH SUBDIVISION LARGE NON-REVOCABLE: 60260									
\$321,400 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R014928	3/4/2022	\$425,000	\$425,000	42,689	1	\$425,000	3257-211-05-022	LOTS 57-59, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ADJACENT TO OPEN SPACE, MODERATE SLOPE, ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, CB SOUTH LOWER, CUL DE SAC, OUTSTANDING VIEWS, TREE LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE, STEEP SLOPE

CRESTED BUTTE SOUTH SUBDIVISION RIVER VIEW: 60270									
\$235,000 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R015345	2/9/2022	\$235,000	\$235,000	17,860	1	\$235,000	3257-273-05-020	LOT 3 AND PART OF ADJACENT STREET, BLOCK 1, CRESTED BUTTE SOUTH SUBDIVISION	ADJACENT TO OPEN SPACE, MODERATE SLOPE

UPWARD ADJUSTMENT IN THIS LEA INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO LEGAL ACCESS

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RIVER RIM SUBDIVISION OFF RIM: 60280								\$322,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R031252	1/22/2021	\$210,000	\$386,400	27,181	1	\$386,400	3257-281-12-009	LOT 1, BLOCK 1, RIVER RIM SUBDIVISION	OVERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC, OVERSIZED LOT

RIVER RIM SUBDIVISION ON RIM: 60290								\$480,900 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R031263	9/2/2021	\$360,000	\$460,800	50,965	1	\$460,800	3257-281-13-013	LOT 1, BLOCK 2, RIVER RIM SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R031272	4/20/2021	\$295,000	\$480,850	22,216	1	\$480,850	3257-281-13-016	LOT 10, BLOCK 2, RIVER RIM SUBDIVISION	ADJACENT TO OPEN SPACE
R031264	4/17/2021	\$300,000	\$489,000	26,572	1	\$489,000	3257-281-13-012	LOT 2, BLOCK 2, RIVER RIM SUBDIVISION	ADJACENT TO OPEN SPACE, STEEP SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

CRESTED BUTTE HIGHLANDS SUBDIVISION: 60400								\$383,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R013317	12/16/2020	\$330,000	\$511,500	15.41	1	\$511,500	3257-160-02-003	LOT 3, CRESTED BUTTE HIGHLANDS PARTNERSHIP SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEW, WELL INSTALLED

CRESTED BUTTE MEADOWS SUBDIVISION LOWER: 60410								\$448,200 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R013306	2/8/2021	\$415,000	\$597,600	35	1	\$597,600	3257-160-01-076	TRACT 1, CRESTED BUTTE MEADOWS SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEW, WELL INSTALLED

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CRESTED BUTTE MEADOWS & THE RIDGE SUBDIVISIONS UPPER: 60420, 60390									\$630,000 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R013297	12/27/2021	\$760,000	\$760,000	35.61	1	\$36	3257-160-01-079	TRACT 6, CRESTED BUTTE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, WELL INSTALLED

SOUTH OF CEMENT CREEK TO JACK'S CABIN

RED MOUNTAIN RANCH SUBDIVISION UPPER: 61780									\$681,500 BASE VALUE PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032366	9/13/2021	\$540,000	\$569,700	35.10	1	\$569,700	3257-000-02-004	LOT 3, RED MOUNTAIN RANCH SUBDIVISION	AVERAGE VIEWS, WELL INSTALLED
R032376	8/17/2021	\$565,000	\$627,150	35.10	1	\$627,150	3257-000-02-010	LOT 13, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R032400	8/14/2020	\$385,000	\$681,450	40.53	1	\$681,450	3257-000-02-041	LOT 37, RED MOUNTAIN RANCH SUBDIVISION	AVERAGE VIEWS, WELL INSTALLED
R073054	9/23/2021	\$765,000	\$807,075	36.60	1	\$807,075	3257-000-06-006	LOT 51, RED MOUNTAIN RANCH SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R032398	8/14/2020	\$465,000	\$823,050	35.10	1	\$823,050	3257-000-02-026	LOT 35, RED MOUNTAIN RANCH SUBDIVISION	BELOW AVERAGE VIEWS
R032392	7/22/2021	\$730,000	\$850,450	35.10	1	\$850,450	3257-000-02-027	LOT 29, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS, WELL INSTALLED
R032375	11/19/2021	\$865,000	\$865,000	35.69	1	\$865,000	3257-000-02-011	LOT 12, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R032387	11/13/2019	\$550,000	\$1,079,925	35.12	1	\$1,079,925	3257-000-02-015	LOT 24, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS
R032391	3/31/2021	\$937,500	\$1,298,438	35.10	1	\$1,298,438	3257-000-02-028	LOT 28, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS, WELL INSTALLED
R032399	7/20/2020	\$1,000,000	\$1,825,000	35.10	1	\$1,825,000	3257-000-02-031	LOT 36, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

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RED MOUNTAIN RANCH SUBDIVISION LOWER: 61790								\$441,700 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R032639	8/2/2021	\$337,500	\$374,625	35.10	1	\$374,625	3257-000-03-002	LOT 3, RED MOUNTAIN ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS, NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD
R032719	5/6/2021	\$300,000	\$382,500	35.10	1	\$382,500	3257-000-05-002	LOT 41, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R030948	9/14/2021	\$395,000	\$416,725	35.60	1	\$416,725	3257-000-03-001	LOT 1, RED MOUNTAIN ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS, NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD
R032727	12/21/2021	\$500,000	\$500,000	35.10	1	\$500,000	3257-000-05-013	LOT 49, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R032726	11/22/2021	\$560,000	\$560,000	35.10	1	\$560,000	3257-000-05-014	LOT 48, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R032720	3/18/2022	\$610,000	\$610,000	35.10	1	\$610,000	3257-000-05-003	LOT 42, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R032725	5/17/2021	\$525,000	\$669,375	35.10	1	\$669,375	3257-000-05-015	LOT 47, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

RESERVE ON THE EAST RIVER SUBDIVISION ON RIVER: 61810								\$2,037,200 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043187	4/28/2022	\$1,525,000	\$1,525,000	35.06	1	\$1,525,000	3435-000-06-004	PARCEL 4, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS
R043184	6/1/2022	\$1,645,000	\$1,645,000	35.69	1	\$1,645,000	3435-000-06-026	RESERVE PARCEL 1, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS
R043191	1/13/2021	\$1,625,000	\$2,429,375	35.06	1	\$2,429,375	3435-000-06-008	PARCEL 8, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS
R043190	10/21/2020	\$1,625,000	\$2,697,500	35.06	1	\$2,697,500	3435-000-06-007	PARCEL 7, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS

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RESERVE ON THE EAST RIVER SUBDIVISION OFF RIVER: 61820 **\$1,711,200 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R043193	1/21/2022	\$1,150,000	\$1,150,000	35.06	1	\$1,150,000	3435-000-06-010	PARCEL 10, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS
R043207	9/19/2020	\$1,325,000	\$2,272,375	35.06	1	\$2,272,375	3435-000-06-024	PARCEL 24, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS

DANNI RANCH SUBDIVISION: 60480 **\$279,600 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R030389	9/4/2021	\$265,000	\$279,575	35.32	1	\$279,575	3435-000-04-003	RANCH ESTATE 4, THE DANNI RANCH SUBDIVISION	MODERATE SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT

ROARING JUDY & ROUND MOUNTAIN SUBDIVISIONS TREE: 60430, 60450 **\$552,600 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R027179	4/28/2021	\$525,000	\$698,250	38.99	1	\$698,250	3435-000-01-005	TRACT 10, ROARING JUDY RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT

ROARING JUDY & ROUND MOUNTAIN SUBDIVISIONS SAGE: 60440, 60460 **\$419,700 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE ATTRIBUTES
R027494	4/28/2021	\$298,000	\$396,340	37.53	1	\$396,340	3433-000-02-012	TRACT 6, ROARING JUDY RANCH SUBDIVISION, PHASE II	ABOVE AVERAGE VIEWS
R027167	7/14/2020	\$335,000	\$611,375	43.25	1	\$611,375	3433-000-01-004	TRACT 2, ROARING JUDY RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OVERSIZED LOT, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: LIMITED VIEW