

**2019 REAPPRAISAL
ECONOMIC AREA 2**

VACANT LAND:

TOWN OF CRESTED BUTTE

SALES STUDY PERIOD:

JULY 1, 2013 - JUNE 30, 2018

NEIGHBORHOOD 200001 - NORTHWEST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031383	4/14/2016	\$15,000	\$17,336	6,250	\$2.77	3255-031-04-004	LOTS 8-9 BLK 10 CRESTED BUTTE	AVERAGE VIEWS, LIMITED USE, UNDER COAL CREEK
R071563	3/6/2015	\$538,000	\$682,292	9,375	\$72.78	3255-031-06-014	LOTS 17-19 BLK 12 CRESTED BUTTE	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R071661	11/24/2014	\$583,700	\$760,444	9,375	\$81.11	3255-031-05-030	LOTS 14-16 BLK 11 CRESTED BUTTE	AVERAGE VIEWS, OVERSIZED LOT
R003132	11/15/2016	\$851,000	\$932,015	10,938	\$85.21	3255-031-33-008	E12.5' OF LOT 25 ALL LOTS 26- 28 BLK 18 CRESTED BUTTE	AVERAGE VIEWS, OVERSIZED LOT
R026683	10/14/2014	\$421,000	\$552,099	6,250	\$88.34	3255-031-01-002	LOTS 6,7 BLK 1 CRESTED BUTTE	ABOVE AVERAGE VIEWS, NO ALLEY ACCESS
R071834	2/16/2016	\$715,000	\$838,695	9,375	\$89.46	3255-031-05-031	LOTS 27-29 BLK 11 CRESTED BUTTE	AVERAGE VIEWS, OVERSIZED LOT
R071440	8/12/2014	\$425,000	\$564,698	6,250	\$90.35	3255-031-33-014	LOTS 19-20 BLK 18 CRESTED BUTTE	AVERAGE VIEWS
R071771	1/22/2015	\$75,000	\$96,413	965	\$99.91	3255-031-31-020	TRACT 2 GOODNOUGH SUBD	AVERAGE VIEWS, UNDERSIZED LOT
R003156	1/15/2015	\$260,000	\$334,230	3,125	\$106.95	3255-031-35-011	LOT 19 BLK 20 CRESTED BUTTE	AVERAGE VIEWS, UNDERSIZED LOT, ON BUSY STREET
R040008	9/26/2013	\$571,500	\$813,759	7,250	\$112.24	3255-031-08-003	TRACT 3 SAYA SUBDIVISION	AVERAGE VIEWS
R003474	7/14/2016	\$635,000	\$717,423	6,250	\$114.79	3255-031-05-002	LOTS 21-22 BLK 11 CRESTED BUTTE	AVERAGE VIEWS
R003151	6/17/2014	\$550,000	\$740,300	6,250	\$118.45	3255-031-35-017	LOT 27-28 BLK 20 CRESTED BUTTE	AVERAGE VIEWS, ON BUSY STREET
R003044	4/3/2014	\$550,000	\$749,815	6,250	\$119.97	3255-031-27-013	LOTS 27-28 BLK 6 CRESTED BUTTE	AVERAGE VIEWS

NEIGHBORHOOD 200001.11 - NORTHWEST QUARTER: KAPUSHION								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031563	10/11/2017	\$900,000	\$900,000	8,437	\$106.67	3177-344-01-008	LOT 8 KAPUSHION ADDITION #2	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R031570	5/24/2016	\$1,025,000	\$1,175,778	7,788	\$150.97	3255-031-05-009	LOT 15 KAPUSHION SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R031569	8/8/2013	\$1,250,000	\$1,790,625	7996	\$223.94	3177-344-02-014	LOT 14 KAPUSHION SUBDIVISON	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT, CUL DE SAC

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NEIGHBORHOOD 200001.2 - NORTHWEST QUARTER: MANUFACTURED HOUSING BLOCK

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R003035	4/29/2014	\$100,000	\$136,330	3,125	\$43.63	3255-031-26-030	LOT 4 BLK 5 CRESTED BUTTE	AVERAGE VIEWS

NEIGHBORHOOD 200003 - NORTHEAST QUARTER

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R071241	4/22/2014	\$300,000	\$408,990	6,000	\$68.17	3255-022-32-028	LOTS 17 & 18 BLK 60 CRESTED BUTTE	AVERAGE VIEWS
R071241	11/6/2014	\$477,500	\$622,087	6,000	\$103.68	3255-022-32-028	LOTS 17 & 18 BLK 60 CRESTED BUTTE	AVERAGE VIEWS

NEIGHBORHOOD 200003.9 - NORTHEAST QUARTER: DEED RESTRICTED

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R072219	5/31/2017	\$25,000	\$25,000	2,750	\$9.09	3255-022-02-025	LOT 9 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	ABOVE AVERAGE VIEWS
R072227	5/24/2018	\$45,000	\$45,000	4,800	\$9.38	3255-022-02-033	LOT 17 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	ABOVE AVERAGE VIEWS
R072222	9/22/2016	\$30,000	\$30,000	3,125	\$9.60	3255-022-02-028	LOT 12 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	ABOVE AVERAGE VIEWS
R072213	9/21/2016	\$30,000	\$30,000	3,000	\$10.00	3255-022-02-019	LOT 3 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	ABOVE AVERAGE VIEWS
R072211	7/24/2017	\$65,000	\$65,000	6,000	\$10.83	3255-022-02-017	LOT 1 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	AVERAGE VIEWS
R072225	9/21/2016	\$60,000	\$60,000	5,400	\$11.11	3255-022-02-031	LOT 15 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	ABOVE AVERAGE VIEWS
R072209	9/21/2016	\$75,000	\$75,000	6,600	\$11.36	3255-022-01-009	LOT 4 BLK 80 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD	ABOVE AVERAGE VIEWS

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JULY 1, 2013 - JUNE 30, 2018

NEIGHBORHOOD 200004 - SOUTHEAST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R041072	6/26/2014	\$650,000	\$874,900	11,400	\$76.75	3255-022-77-003	TRACT 3 BLK 71 VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R002904	12/14/2015	\$405,000	\$482,072	6,250	\$77.13	3255-022-63-008	LOTS 25 & 26 BLK 64 CRESTED BUTTE	ABOVE AVERAGE VIEWS
R044290	12/14/2015	\$405,000	\$482,072	6,250	\$77.13	3255-022-63-033	LOTS 25 & 26 BLK 64 CRESTED BUTTE	ABOVE AVERAGE VIEWS

NEIGHBORHOOD 200004.11 - SOUTHEAST QUARTER: VERZUH								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R041107	6/24/2016	\$500,000	\$569,200	11,250	\$50.60	3255-022-80-003	TRACT 3 BLK 74 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041108	6/24/2016	\$500,000	\$569,200	11,250	\$50.60	3255-022-80-004	TRACT 4 BLK 74 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041106	2/27/2015	\$495,000	\$632,016	11,250	\$56.18	3255-022-80-002	TRACT 2 BLK 74 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041103	2/11/2015	\$500,000	\$638,400	11,250	\$56.75	3255-022-79-004	TRACT 4 BLK 75 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041104	8/9/2017	\$730,000	\$742,629	11,250	\$66.01	3255-022-79-005	TRACT 5 BLK 75 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041105	1/14/2016	\$650,000	\$768,105	10,686	\$71.88	3255-022-80-001	TRACT 1 BLK 74 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT, CUL DE SAC
R041071	2/18/2015	\$650,000	\$829,920	11,400	\$72.80	3255-022-77-002	TRACT 2 BLK 71 VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041087	5/9/2016	\$475,000	\$544,873	6,000	\$90.81	3255-022-57-001	TRACT 12 BLK 67 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS
R041084	9/20/2013	\$460,000	\$654,994	6,000	\$109.17	3255-022-57-004	TRACT 9 BLK 67 VERZUH RANCH ANNEXATION	AVERAGE VIEWS

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JULY 1, 2013 - JUNE 30, 2018

NEIGHBORHOOD 200004.11 - SOUTHEAST QUARTER: VERZUH (cont.)								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R041087	8/22/2016	\$595,000	\$667,055	6,000	\$111.18	3255-022-57-001	TRACT 12 BLK 67 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS
R041059	6/23/2017	\$1,300,000	\$1,344,980	10,688	\$125.85	3255-022-76-001	TRACT 1 BLK 70 VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT
R041046	10/2/2015	\$700,000	\$845,320	6,000	\$140.89	3255-022-34-002	TRACT 6 BLK 69 VERZUH RANCH ANNEXATION	ABOVE AVERAGE VIEWS
R041100	10/21/2015	\$2,250,000	\$2,717,100	10,686	\$254.26	3255-022-79-001	TRACT 1 BLK 75 VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT, CUL DE SAC

NEIGHBORHOOD 200005 - HEIGHTS								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R027747	9/11/2017	\$820,000	\$827,134	9,375	\$88.23	3255-031-60-012	SITE 12 THE HEIGHTS AT CRESTED BUTTE	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT

NEIGHBORHOOD 200006 - TREASURY HILL								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R028068	10/20/2017	\$575,000	\$575,000	9,375	\$61.33	3255-032-03-003	LOT 3 TREASURY HILL	ABOVE AVERAGE VIEWS, OVERSIZED LOT
R028068	2/3/2015	\$625,000	\$798,000	9,375	\$85.12	3255-032-03-003	LOT 3 TREASURY HILL	ABOVE AVERAGE VIEWS, OVERSIZED LOT

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C - COMMERCIAL ZONING								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R071725	1/6/2015	\$90,000	\$115,695	1,875	\$61.70	3255-031-83-046	W 75' OF LOT 17 BLK 39 CRESTED BUTTE	AVERAGE VIEWS
R072730	3/21/2018	\$200,000	\$200,000	3,125	\$64.00	3255-031-82-037	LOT 24 BLK 38 CRESTED BUTTE	AVERAGE VIEWS

B1 - BUSINESS CORE								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R003156	1/15/2015	\$260,000	\$334,230	3,125	\$106.95	3255-031-35-011	LOT 19 BLK 20 CRESTED BUTTE	AVERAGE VIEWS, UNDERSIZED LOT, ON BUSY STREET
R003151	6/17/2014	\$550,000	\$740,300	6,250	\$118.45	3255-031-35-017	LOT 27-28 BLK 20 CRESTED BUTTE	AVERAGE VIEWS, ON BUSY STREET

MIXED ZONING T/B2 - TOURIST/BUSINESS/HIGHWAY RELATED								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R071781	5/8/2015	\$1,000,000	\$1,250,900	21,875	\$57.18	3255-031-81-019	TRACT 1 ANTHRACITE PLACE SUBD	AVERAGE VIEWS, OVERSIZED LOT, ON BUSY STREET