

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND
VALUES BY LEA**

**SALES STUDY PERIOD:
JANUARY 1, 2016 - JUNE 30, 2018**

LEA	LEA DESCRIPTION	2019 VALUE	MEASURE	METHOD	GROUP	PAGE #
60000	ECON 6 SAGE UPPER	150,969x ^{0.3594}	x = acres	sales of sage upper	GRAPHS	
60010	ECON 6 MEADOW/TREE UPPER	215,822x ^{0.3699}	x = acres	sales of meadow/tree upper	GRAPHS	
60020	ECON 6 RIVER UPPER	305,390x ^{0.4443}	x = acres	sales of river upper	GRAPHS	
60030	ECON 6 SAGE LOWER	88,836x ^{0.2807}	x = acres	sales of sage lower	GRAPHS	
60040	ECON 6 MEADOW/TREE LOWER	129,362x ^{0.3252}	x = acres	sales of meadow/tree lower	GRAPHS	
60050	ECON 6 RIVER LOWER	212,989x ^{0.4627}	x = acres	sales of river lower	GRAPHS	
60060	MT CB AVALANCHE	\$1.58	SQ FT	comped to 61010	SUBDIVISIONS	13
60070	MT CB LOW DENSITY MULTI-FAMILY	\$4.77	SQ FT	comped to 60080	SUBDIVISIONS	1
60080	MT CB HIGH DENSITY MULTI-FAMILY > 40000 SQFT	\$4.77	SQ FT	sales in this LEA	SUBDIVISIONS	1
60130	MT CB HIGH DENSITY MULTI-FAMILY < 10000 SQFT	\$4.77	SQ FT	comped to 60080	SUBDIVISIONS	1
60135	SOLSTICE MT CB	\$4.77	SQ FT	comped to 60080	SUBDIVISIONS	1
60140	HIGH DENSITY MULTI-FAMILY SKI IN/OUT	\$5.49	SQ FT	adjustment to 60080	SUBDIVISIONS	1
60170	TOWN CENTER PARKING	\$14.65	SQ FT	sales	COMMERCIAL	
60180	TOWN CENTER CIVIC	\$14.65	SQ FT	sales	COMMERCIAL	
60200	TOWN CENTER MIXED USE	\$14.65	SQ FT	sales	COMMERCIAL	
60220	MT CB ACREAGE	\$49,100	ACRE	sales in this LEA	SUBDIVISIONS	1
60240	CB SOUTH	\$90,300	SITE	sales in this LEA	SUBDIVISIONS	2-4
60250	CB SOUTH GROUP 3 LOT	\$90,300	SITE	comped to 60240	SUBDIVISIONS	4
60260	CB SOUTH LARGE NON-REVOCABLE	\$130,900	SITE	adjustment to 60240	SUBDIVISIONS	4
60270	CB SOUTH RIVER VIEW	\$145,000	SITE	sales in this LEA	SUBDIVISIONS	4
60280	RIVER RIM: OFF RIM	\$124,000	SITE	sales in this LEA	SUBDIVISIONS	5
60290	RIVER RIM: ON RIM	\$229,000	SITE	sales in this LEA	SUBDIVISIONS	5
60310	WHETSTONE VISTA	\$258,800	SITE	sage upper	GRAPHS	
60320	WHETSTONE VISTA ABOVE BUCKHORN	\$199,100	SITE	sage upper	GRAPHS	
60360	STAPLES EAST RIVER: ON RIVER	\$217,000	SITE	sales in this LEA	SUBDIVISIONS	5
60390	THE RIDGE: UPPER	\$340,000	SITE	sales in this LEA	SUBDIVISIONS	6
60400	CB HIGHLANDS	\$340,000	SITE	comped to 60390	SUBDIVISIONS	6
60410	CB MEADOWS: LOWER	\$340,000	SITE	comped to 60390	SUBDIVISIONS	6

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60420	CB MEADOWS: UPPER	\$340,000	SITE	comped to 60390	SUBDIVISIONS	6
60430	ROARING JUDY I & II: TREE LOTS	\$420,000	SITE	comped to 60450	SUBDIVISIONS	6
60440	ROARING JUDY I & II: SAGE LOTS	\$245,000	SITE	sales in this LEA	SUBDIVISIONS	6
60450	ROUND MOUNTAIN: TREE LOTS	\$420,000	SITE	sales in this LEA	SUBDIVISIONS	6
60460	ROUND MOUNTAIN: SAGE LOTS	\$245,000	SITE	comped to 60440	SUBDIVISIONS	6
60470	CEMENT CREEK @ CB	\$444,000	SITE	meadow/tree lower	GRAPHS	
60480	DANNI RANCH	\$185,000	SITE	sales in this LEA	SUBDIVISIONS	7
60490	DANNI RANCH: ON RIVER	\$669,400	SITE	river lower	GRAPHS	
60500	EAST RIVER RANCHES	\$1,062,000	SITE	sales in this LEA	SUBDIVISIONS	7
60580	CHALET VILLAGE ADDITION: 10	\$182,000	SITE	comped to 60600	SUBDIVISIONS	8
60590	CHALET VILLAGE ADDITION: 3	\$182,000	SITE	sales in this LEA	SUBDIVISIONS	8
60600	CHALET VILLAGE ADDITION: 1-2-6-7-8-9-11	\$182,000	SITE	sales in this LEA	SUBDIVISIONS	8
60620	CHALET VILLAGE ADDITION: 11 UPPER LOTS	\$182,000	SITE	comped to 60600	SUBDIVISIONS	8
60650	CHALET VILLAGE ADDITION: 6 UPPER LOTS	\$182,000	SITE	sales in this LEA	SUBDIVISIONS	8
60660	ELK RUN & TIMBERLAND LOTS	\$200,000	SITE	sales in this LEA	SUBDIVISIONS	9
60670	MT CB TIMBERED LOTS	\$200,000	SITE	comped to 60660	SUBDIVISIONS	9
60680	MT CB SKI IN/OUT LOTS	\$425,000	SITE	sales in this LEA	SUBDIVISIONS	9
60690	SUNLIGHT RIDGE	\$200,000	SITE	sales in this LEA	SUBDIVISIONS	10
60700	SUNLIGHT RIDGE: LOW DENSITY MULTI-FAMILY	\$1.58	SQ FT	comped to 61010	SUBDIVISIONS	13
60720	MORNING GLORY ADDITION	\$200,000	SITE	comped to 60660	SUBDIVISIONS	9
60750	THE SUMMIT	\$324,000	SITE	sales in this LEA	SUBDIVISIONS	10
60780	GOLD LINK: LOTS ALONG GOTHIC ROAD	\$164,000	SITE	adjustment to 60790	SUBDIVISIONS	10
60790	GOLD LINK: INTERIOR LOTS	\$182,000	SITE	sales in this LEA	SUBDIVISIONS	8
60810	GOLD LINK NORTH: LOTS ALONG GOTHIC ROAD	\$164,000	SITE	sales in this LEA	SUBDIVISIONS	11
60830	GOLD LINK NORTH: EXTERIOR LOTS	\$182,000	SITE	comped to 60600	SUBDIVISIONS	8
60840	PROSPECT WEST ENTRANCE	\$307,000	SITE	sales in this LEA	SUBDIVISIONS	11
60860	PROSPECT WEST ENTRANCE SKI IN/OUT LOTS	\$307,000	SITE	sales in this LEA	SUBDIVISIONS	11
60880	PROSPECT LOTS	\$307,000	SITE	sales in this LEA	SUBDIVISIONS	11

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60900	PROSPECT SKI IN/OUT LOTS	\$307,000	SITE	sales in this LEA	SUBDIVISIONS	11
60920	PROSPECT @ MT CB ACREAGE	\$49,100	ACRE	comped to 60220	SUBDIVISIONS	1
60930	WILDHORSE AT PROSPECT	\$150,000	SITE	land to building	SUBDIVISIONS	12
60940	PROSPECT HOMESTEAD	\$62,000	SITE	land to building	SUBDIVISIONS	12
60960	OVERLOOK @ MT CB: NON-VIEW	\$160,000	SITE	sales in this LEA	SUBDIVISIONS	12
60970	OVERLOOK @ MT CB: VIEW	\$210,000	SITE	adjustment to 60960	SUBDIVISIONS	13
60980	OVERLOOK ESTATES	\$300,000	SITE	adjustment to 60960	SUBDIVISIONS	13
60990	VILLAS AT MT CB	\$100,000	SITE	sales in this LEA	SUBDIVISIONS	13
61000	VILLAS AT MT CB PHASE V	\$100,000	UNIT	comped to 60990	SUBDIVISIONS	13
61010	NEVADA RIDGE	\$1.58	SQ FT	sales in this LEA	SUBDIVISIONS	13
61020	SLATE RIVER	\$325,000	SITE	comped to 61030	SUBDIVISIONS	14
61030	RIVERBEND	\$325,000	SITE	sales in this LEA	SUBDIVISIONS	14
61040	RIVERBEND: ON RIVER	\$325,000	SITE	sales in this LEA	SUBDIVISIONS	14
61045	CREEKSIDE	\$258,000	SITE	meadow/tree upper	GRAPHS	
61050	MOON RIDGE	\$310,800	SITE	meadow/tree upper	GRAPHS	
61060	MERIDIAN LAKE PARK	\$174,000	SITE	comped to 61090	SUBDIVISIONS	15
61070	MERIDIAN LAKE PARK: MIDDLE	\$122,000	SITE	sales in this LEA	SUBDIVISIONS	14
61080	MERIDIAN LAKE: LOWER	\$105,000	SITE	sales in this LEA	SUBDIVISIONS	14
61090	MERIDIAN LAKE & PRISTINE PT ON WASH GULCH RD	\$174,000	SITE	sales in this LEA	SUBDIVISIONS	15
61100	MERIDIAN LAKE MEADOWS: INTERIOR	\$196,000	SITE	sales in this LEA	SUBDIVISIONS	15
61110	MERIDIAN LAKE MEADOWS: UPPER LOTS	\$237,000	SITE	sales in this LEA	SUBDIVISIONS	15
61120	PRISTINE POINT: INTERIOR LOTS	\$237,000	SITE	comped to 61110	SUBDIVISIONS	15
61130	PRISTINE POINT: LAKE LOT	\$999,700	SITE	river upper	GRAPHS	
61150	SMITH HILL RANCHES	\$805,600	SITE	meadow/tree upper	GRAPHS	
61170	GOTHIC CORRIDOR: NON-RIVER	\$259,700	SITE	meadow/tree upper	GRAPHS	
61181	APERTURE EAST LOTS	\$1,020,700	SITE	comped to CB	SUBDIVISIONS	15
61190	THREE VALLEYS	\$356,900	SITE	meadow/tree upper	GRAPHS	
61200	ALPINE MEADOWS EAST OF ROAD	\$276,800	SITE	meadow/tree upper	GRAPHS	

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61220	SADDLE RIDGE RANCH ESTATES	\$356,000	SITE	sales in this LEA	SUBDIVISIONS	16
61230	SADDLE RIDGE RANCH ESTATES: MIDDLE	\$445,000	SITE	adjustment to 61220	SUBDIVISIONS	16
61240	SADDLE RIDGE RANCH ESTATES: UPPER	\$445,000	SITE	adjustment to 61220	SUBDIVISIONS	16
61250	CRESTED BUTTE SKI RANCHES	\$806,000	SITE	meadow/tree upper	GRAPHS	
61270	GLACIER LILY: LOWER LOTS	\$300,000	SITE	sales in this LEA	SUBDIVISIONS	16
61280	MCCORMICK RANCH	\$817,100	SITE	meadow/tree upper	GRAPHS	
61290	MCCORMICK RANCH: ON RIVER	\$1,511,100	SITE	river upper	GRAPHS	
61300	WHETSTONE MTN RANCH BLDG ENVELOPE	\$391,400	SITE	meadow/tree upper	GRAPHS	
61310	HIDDEN MINE RANCH	\$340,900	SITE	sales in this LEA	SUBDIVISIONS	16
61330	TRAPPERS CROSSING @ CB	\$296,000	SITE	sales in this LEA	SUBDIVISIONS	17
61340	TRAPPERS CROSSING SOUTH	\$296,000	SITE	comped to 61330	SUBDIVISIONS	17
61350	TRAPPERS CROSSING @ WILDCAT	\$142,000	SITE	sales in this LEA	SUBDIVISIONS	17
61370	TRAPPERS CROSSING @ WILDCAT III	\$142,000	SITE	comped to 61350	SUBDIVISIONS	17
61380	RIVER GREEN	\$146,000	SITE	sales in this LEA	SUBDIVISIONS	17
61390	RIVER GREEN: RIVER LOTS	\$329,000	SITE	sales in this LEA	SUBDIVISIONS	18
61400	SKYLAND: LOWER EXTERIOR LOTS	\$166,500	SITE	adjustment to 61560	SUBDIVISIONS	18
61410	SKYLAND: NE OF LAKE GRANT	\$225,000	SITE	comped to 61550	SUBDIVISIONS	21
61420	SKYLAND: FILING 3 POCKET	\$185,000	SITE	comped to 61560	SUBDIVISIONS	21
61430	SKYLAND: FILING 3 UPPER	\$348,000	SITE	sales in this LEA	SUBDIVISIONS	18
61440	SKYLAND: FILING 3 LOWER	\$108,000	SITE	sales in this LEA	SUBDIVISIONS	19
61450	SKYLAND: UPPER	\$348,000	SITE	sales in this LEA	SUBDIVISIONS	18
61460	SKYLAND: UPPER INTERIOR	\$252,000	SITE	sales in this LEA	SUBDIVISIONS	19
61480	SKYLAND: WATER/OPEN SPACE INFLUENCE	\$240,500	SITE	adjustment to 61560	SUBDIVISIONS	20
61490	SKYLAND GOLF COURSE	\$20,300	ACRE	meadow/tree upper	COMMERCIAL	
61500	SKYLAND: LAKESIDE	\$348,000	SITE	sales in this LEA	SUBDIVISIONS	18
61510	SKYLAND RIVER NEIGHBORHOOD: EXTERIOR LOTS	\$180,700	SITE	adjustment to 61530	SUBDIVISIONS	20
61520	SKYLAND RIVER NEIGHBORHOOD: INTERIOR LOTS	\$139,000	SITE	comped to 61530	SUBDIVISIONS	20
61530	SKYLAND RIVER NEIGHBORHOOD: MULTI-FAMILY	\$139,000	SITE	sales in this LEA	SUBDIVISIONS	20

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61540	SKYLAND: LOWER GOLF COURSE	\$252,000	SITE	sales in this LEA	SUBDIVISIONS	19
61550	SKYLAND: ON GOLF COURSE	\$225,000	SITE	sales in this LEA	SUBDIVISIONS	21
61560	SKYLAND: LOWER INTERIOR LOTS	\$185,000	SITE	sales in this LEA	SUBDIVISIONS	21
61580	SKYLAND: SMALL MULTI-FAMILY TRACTS	\$57,500	UNIT	sales in this LEA	SUBDIVISIONS	22
61590	SKYLAND: CLUB COTTAGES	\$96,700	SITE	meadow/tree upper	GRAPHS	
61600	SKYLAND: TEOCALLI & LINKS	\$66,000	UNIT	sales in this LEA	SUBDIVISIONS	22
61605	SKYLAND: FAIRWAY PHASE 2	\$80,000	UNIT	sales in this LEA	SUBDIVISIONS	22
61610	BUCKHORN RANCH: FILING 2B SMALL LOTS	\$56,250	SITE	sales in this LEA	SUBDIVISIONS	23
61620	BUCKHORN RANCH: ON AIRSTRIP	\$118,000	SITE	sales in this LEA	SUBDIVISIONS	24
61630	BUCKHORN RANCH: OFF AIRSTRIP	\$132,500	SITE	sales in this LEA	SUBDIVISIONS	25
61640	BUTTE PASTURE	\$346,000	SITE	sage upper	GRAPHS	
61670	LARKSPUR: RECREATIONAL LOT	\$218,300	SITE	sage upper	GRAPHS	
61680	LARKSPUR: SINGLE-FAMILY RESTRICTED	\$37,600	SITE	sales in this LEA	SUBDIVISIONS	25
61690	LARKSPUR: MULTI-FAMILY RESTRICTED	\$37,600	SITE	comped to 61680	SUBDIVISIONS	25
61700	LARKSPUR: ON LAKE	\$135,000	SITE	sales in this LEA	SUBDIVISIONS	26
61710	LARKSPUR: EXTERIOR EAST	\$170,000	SITE	sales in this LEA	SUBDIVISIONS	26
61720	LARKSPUR: EXTERIOR SOUTH	\$170,000	SITE	sales in this LEA	SUBDIVISIONS	26
61730	LARKSPUR: EXTERIOR WEST	\$170,000	SITE	sales in this LEA	SUBDIVISIONS	26
61740	SILVER SAGE	\$317,300	SITE	meadow/tree upper	GRAPHS	
61750	SILVER SAGE: INTERIOR	\$182,200	SITE	meadow/tree upper	GRAPHS	
61760	HIDDEN RIVER RANCH: OFF RIVER	\$213,800	SITE	meadow/tree lower	GRAPHS	
61770	HIDDEN RIVER RANCH: ON RIVER	\$472,000	SITE	sales in this LEA	SUBDIVISIONS	26
61780	RED MOUNTAIN: UPPER LOTS	\$390,000	SITE	sales in this LEA	SUBDIVISIONS	27
61790	RED MOUNTAIN: LOWER LOTS	\$300,000	SITE	adjustment to 61780	SUBDIVISIONS	27
61810	RESERVE ON EAST RIVER: ON RIVER	\$1,104,400	SITE	river lower	GRAPHS	
61820	RESERVE ON EAST RIVER: OFF RIVER	\$1,104,400	SITE	river lower	GRAPHS	
61830	SKIER DOMAIN	\$2,270	ACRE	meadow/tree upper	GRAPHS	
61840	CB SOUTH COMMERCIAL	\$163,000	SITE	sales in this LEA	COMMERCIAL	

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61850	CB SOUTH BLOCK 6 COMMERCIAL	\$207,350	ACRE	adjustment to 61860	COMMERCIAL	
61860	PIONEER PLAZA	\$99,000	SITE	sales in this LEA	COMMERCIAL	
61870	AVION CLUB: COMMERCIAL LOT	\$99,000	SITE	comped to 61860	COMMERCIAL	
61880	RIVERLAND VACANT	\$423,200	UNIT	sales in this LEA	COMMERCIAL	
61900	FOXTROT	\$797,700	SITE	sales in this LEA	SUBDIVISIONS	27