

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

60080 - MT CB HDMF > 40,000 SQFT							\$4.77 BASE VALUE PER SQUARE FOOT		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R071359	7/13/2016	\$325,000	\$407,281	85,372	\$4.77	3177-261-65-001	LOT 2 MARCELLINA CENTRE #640574		
COMPARABLE LEAs:									
60070 - MT CB LDMF									
60130 - MT CB HDMF < 10,000 SQFT									
60135 - SOLSTICE MT CB									

60140 - MT CB HDMF SKI IN/OUT							\$5.49 BASE VALUE PER SQUARE FOOT		
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VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 15% TO THE MT CB HDMF VALUE OF \$4.77 PER SQUARE FOOT: $\$4.77 \times 1.15 = \5.49

60220 - MT CB ACREAGE							\$49,100 BASE VALUE PER ACRE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	TASP PER ACRE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R033198	3/1/2018	\$500,000	\$513,653	10.46	\$49,116	3177-264-00-053	11.933A IN SW4SE4. SEC 26 13S86W		
COMPARABLE LEAs:									
60920 - PROSPECT AT MT CB ACREAGE									

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADVERSE SOIL, CONSERVATION EASEMENT, NO LEGAL ACCESS, NO VEHICULAR ACCESS

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60240 - CB SOUTH							\$90,300 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R014948	6/25/2018	\$76,000	\$76,000	3	\$25,333	3257-211-06-008	LOTS 18-20 BLK 25 CRESTED BUTTE SOUTH FILING 4	STREAM DRAINAGE DITCH, ABOVE AVERAGE VIEWS	44,867
R071734	4/19/2018	\$65,500	\$66,682	2	\$33,341	3257-214-02-072	LOTS 14 & 15 BLK 24 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	30,056
R015168	4/12/2017	\$30,000	\$34,226	1	\$34,226	3257-272-02-003	LOT 33 BLK 4 CRESTED BUTTE SOUTH FILING 2	STEEP SLOPE	14,810
R071977	12/15/2017	\$42,500	\$44,883	1	\$44,883	3257-222-02-074	LOT 33 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,246
R027589	9/15/2016	\$38,000	\$46,604	1	\$46,604	3257-223-06-022	LOT 5 BLK 15 CRESTED BUTTE SOUTH FILING 3	STEEP SLOPE	16,553
R044996	5/17/2018	\$50,000	\$50,447	1	\$50,447	3257-222-02-065	LOT 12 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,682
R031547	6/22/2017	\$50,000	\$55,923	1	\$55,923	3257-223-04-051	LOT 42 BLK 23 CRESTED BUTTE SOUTH FILING 3	STEEP SLOPE	16,553
R027081	5/19/2017	\$50,000	\$56,478	1	\$56,478	3257-223-04-058	LOT 9 BLK 23 CRESTED BUTTE SOUTH FILING 3	STEEP SLOPE	16,117
R027142	3/21/2018	\$58,250	\$59,841	1	\$59,841	3257-223-05-027	LOT 5 BLK 21 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	21,344
R033851	7/12/2017	\$55,000	\$60,917	1	\$60,917	3257-223-03-042	LOT 23 BLK 22 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,375
R015045	1/10/2018	\$237,500	\$248,500	4	\$62,125	3257-222-01-007	LOTS 27,28,29,30 BLK 29 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	79,715
R027113	6/12/2018	\$64,000	\$64,000	1	\$64,000	3257-223-05-019	LOT 7 BLK 21 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	16,553
R042884	7/6/2017	\$59,000	\$65,348	1	\$65,348	3257-214-04-031	LOT 19 BLK 21 CRESTED BUTTE SOUTH FILING 3	STEEP SLOPE	14,375
R072472	7/26/2017	\$60,000	\$66,455	1	\$66,455	3257-211-04-040	LOT 37 BLK 26 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,549
R072724	3/8/2018	\$65,000	\$66,775	1	\$66,775	3257-223-02-022	LOT 14 BLK 25 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,246
R014923	4/19/2017	\$60,000	\$68,452	1	\$68,452	3257-211-04-029	LOT 20 BLK 26 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,375
R015089	7/14/2017	\$63,000	\$69,778	1	\$69,778	3257-223-02-011	LOT 10 BLK 25 CRESTED BUTTE SOUTH FILING 4	STEEP SLOPE	14,810
R072723	4/27/2018	\$70,000	\$71,263	1	\$71,263	3257-223-02-021	LOT 13 BLK 25 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,682
R072722	5/24/2018	\$72,250	\$72,896	1	\$72,896	3257-223-02-020	LOT 12 BLK 25 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,246
R015284	1/9/2018	\$70,000	\$73,242	1	\$73,242	3257-272-10-010	LOT 10 BLK 3 CRESTED BUTTE SOUTH FILING 1	CB SOUTH LOWER	13,068
R015075	1/24/2017	\$65,000	\$76,446	1	\$76,446	3257-222-03-003	LOT 19 BLK 26 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,375
R041461	5/11/2018	\$77,000	\$77,689	1	\$77,689	3257-211-04-027	LOT 33 BLK 26 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,375
R015028	10/31/2016	\$66,000	\$80,089	1	\$80,089	3257-214-06-050	LOT 35 BLK 17 CRESTED BUTTE SOUTH FILING 3	STEEP SLOPE	14,810
R043641	8/11/2016	\$64,750	\$80,268	1	\$80,268	3257-222-02-053	LOT 4 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,682

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60240 - CB SOUTH (cont.)				\$90,300 BASE VALUE PER SITE					
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R071412	7/14/2017	\$73,000	\$80,854	1	\$80,854	3257-223-02-017	LOT 15 BLK 25 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	18,295
R015066	4/30/2018	\$80,000	\$81,444	1	\$81,444	3257-222-02-066	LOT 2 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	15,682
R071014	10/19/2016	\$68,000	\$82,516	1	\$82,516	3257-223-01-038	LOT 53 BLK 26 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,375
R015174	8/3/2017	\$76,000	\$83,365	1	\$83,365	3257-272-02-011	LOT 21 BLK 4 CRESTED BUTTE SOUTH FILING 2		17,860
R015113	4/13/2018	\$82,000	\$83,480	1	\$83,480	3257-223-04-005	LOT 6 BLK 23 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE, OVERSIZED LOT	23,958
R025002	11/8/2016	\$72,000	\$86,455	1	\$86,455	3257-222-02-037	LOT 36 BLK 28 CRESTED BUTTE SOUTH FILING #4	MODERATE SLOPE, OVERSIZED LOT	22,216
R015393	9/7/2017	\$80,000	\$86,913	1	\$86,913	3257-281-03-046	LOT 14 BLK 11 CRESTED BUTTE SOUTH FILING 2	CB SOUTH LOWER	13,939
R072709	9/11/2017	\$80,500	\$87,457	1	\$87,457	3257-222-02-078	LOT 41 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	16,117
R071989	10/10/2016	\$72,500	\$87,976	1	\$87,976	3257-222-02-077	LOT 42 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	16,117
R045092	7/28/2017	\$80,000	\$88,607	1	\$88,607	3257-211-02-021	LOT 7 BLK 27 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	14,810
R072710	10/2/2017	\$82,500	\$88,780	1	\$88,780	3257-222-02-079	LOT 40 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	16,117
R014997	10/14/2016	\$74,000	\$89,796	1	\$89,796	3257-214-04-012	LOT 17 BLK 21 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	13,504
R071416	10/31/2017	\$85,000	\$91,470	1	\$91,470	3257-214-04-032	LOT 29 BLK 21 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	14,810
R015121	6/22/2018	\$190,000	\$190,000	2	\$95,000	3257-223-05-012	LOTS 15,16 BLK 21 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	33,977
R014981	11/9/2016	\$80,000	\$96,061	1	\$96,061	3257-214-03-004	LOT 27 BLK 23 CRESTED BUTTE SOUTH FILING 3	MODERATE SLOPE	14,375
R015397	3/8/2017	\$85,000	\$97,952	1	\$97,952	3257-281-04-006	LOT 10 BLK 13 CRESTED BUTTE SOUTH FILING 2	CB SOUTH LOWER	21,344
R043830	8/18/2017	\$95,000	\$104,206	1	\$104,206	3257-222-02-058	LOT 35 BLK 28 CRESTED BUTTE SOUTH FILING 4	MODERATE SLOPE	19,166
R071805	9/8/2016	\$87,500	\$107,313	1	\$107,313	3257-222-02-070	LOT 39 BLK 28 CRESTED BUTTE SOUTH FILING 4	OUTSTANDING VIEWS, MODERATE SLOPE	17,424
R043781	8/10/2016	\$90,000	\$111,570	1	\$111,570	3257-214-02-064	LOT 39 BLK 24 CRESTED BUTTE SOUTH FILING 4	CUL DE SAC, MODERATE SLOPE, OUTSTANDING VIEWS	21,388
R015270	6/12/2017	\$100,000	\$111,847	1	\$111,847	3257-272-09-058	LOT 35 BLK 2 CRESTED BUTTE SOUTH 1	CB SOUTH LOWER	16,117
R041369	10/18/2017	\$105,000	\$112,992	1	\$112,992	3257-281-02-032	LOT 4 BLK 10 CRESTED BUTTE SOUTH FILING 2	CB SOUTH LOWER	14,810
R030575	7/20/2017	\$115,000	\$127,372	1	\$127,372	3257-214-08-014	LOT 5 BLK 18 CRESTED BUTTE SOUTH FILING 3	CB SOUTH LOWER	13,068
R015408	6/14/2017	\$119,000	\$133,098	1	\$133,098	3257-281-05-098	LOT 22 BLK 14 CRESTED BUTTE SOUTH FILING 2	CB SOUTH LOWER	14,375
R015430	9/22/2017	\$130,000	\$141,234	1	\$141,234	3257-281-05-047	LOT 16 BLK 14 CRESTED BUTTE SOUTH FILING 2	CB SOUTH LOWER	19,602

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60240 - CB SOUTH (cont.)							\$90,300 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R014987	10/18/2016	\$120,000	\$145,616	1	\$145,616	3257-214-03-011	LOT 19 BLK 23 CRESTED BUTTE SOUTH FILING 3	OVERSIZED LOT	23,522
R041972	7/14/2016	\$121,000	\$151,634	1	\$151,634	3257-281-05-107	LOT 10 BLK 14 CRESTED BUTTE SOUTH FILING 2	CB SOUTH LOWER	19,602
R015094	12/19/2017	\$150,000	\$158,411	1	\$158,411	3257-223-03-006	LOT 11 BLK 22 CRESTED BUTTE SOUTH FILING 3	OVERSIZED LOT	22,651
R040193	4/6/2017	\$156,000	\$177,974	1	\$177,974	3257-272-01-025	LOT 13 BLK 9 CRESTED BUTTE SOUTH FILING 2	OUTSTANDING VIEWS, MODERATE SLOPE, CUL DE SAC	22,259

COMPARABLE LEAS:

60250 - CB SOUTH GROUP 3 LOT

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

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, MODERATE SLOPE, NO LEGAL ACCESS, ROCKY, STEEP SLOPE

60260 - CB SOUTH LARGE NON-REVOCABLE **\$130,900 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 45% TO THE CB SOUTH VALUE OF \$90,300 PER SITE: $\$90,300 \times 1.45 = \$130,935$

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CB SOUTH LOWER, CUL DE SAC, OUTSTANDING VIEWS

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

60270 - CB SOUTH RIVER VIEW							\$145,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R015458	11/10/2017	\$140,595	\$149,875	1	\$149,875	3257-281-06-027	LOT 8 BLK 12 CRESTED BUTTE SOUTH FILING 2		15,682

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO LEGAL ACCESS

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60280 - RIVER RIM: OFF RIM							\$124,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R031254	4/24/2018	\$122,000	\$124,202	1	\$124,202	3257-281-12-008	LOT 3 BLK 1 RIVER RIM SUB		17,860

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC

60290 - RIVER RIM: ON RIM							\$229,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R031269	8/1/2016	\$185,000	\$229,338	1	\$229,338	3257-281-13-007	LOT 7 BLK 2 RIVER RIM SUB		20,038

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

60360 - STAPLES EAST RIVER: ON RIVER							\$217,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R013389/ R013390	6/30/2017	\$255,000	\$285,210	1	\$285,210	3257-273-06-001 3257-273-06-002	LOT 5 STAPLES EAST RIVER ESTATES AND LOT 6 STAPLES EAST RIVER ESTATES #647336	OVERSIZED LOT	90,169

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

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60390 - THE RIDGE: UPPER							\$340,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R026952	1/17/2018	\$230,000	\$240,652	1	\$240,652	3257-220-01-004	TRACT 4, THE RIDGE AT CRESTED BUTTE	ENCROACHING EASEMENT	35.47
COMPARABLE LEAs:									
60400 - CB HIGHLANDS									
60410 - CB MEADOWS: LOWER									
60420 - CB MEADOWS: UPPER									

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OUTSTANDING VIEWS, WELL INSTALLED
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT*

60440 - ROARING JUDY I & II: SAGE LOTS							\$245,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R027501	8/30/2017	\$225,000	\$246,803	1	\$246,803	3433-000-02-002	TRACT 13 ROARING JUDY RANCH PHASE II		37.34
COMPARABLE LEAs:									
60460 - ROUND MOUNTAIN: SAGE LOTS									

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT, WELL INSTALLED
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: LIMITED VIEW*

60450 - ROUND MOUNTAIN: TREE LOTS							\$420,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R030081	5/25/2017	\$375,000	\$423,584	1	\$423,584	3435-000-02-002	RONDINELLI TRACT, ROUND MOUNTAIN AT ROARING JUDY RANCH		35.14
COMPARABLE LEAs:									
60430 - ROARING JUDY I & II: TREE LOTS									

*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT, WELL INSTALLED
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT*

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60480 - DANNI RANCH							\$185,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R030388	8/30/2016	\$150,000	\$185,949	1	\$185,949	3435-000-04-004	DANNI RANCH ESTATE #3	WELL INSTALLED	41.75
R030389	7/8/2016	\$181,000	\$226,824	1	\$226,824	3435-000-04-003	DANNI RANCH ESTATE #4		35.32
R030401	6/28/2017	\$225,000	\$251,656	1	\$251,656	3435-000-03-007	DANNI RANCH ESTATE #17	WELL INSTALLED	39.38

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT

60500 - EAST RIVER RANCHES							\$1,062,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R032799	11/9/2017	\$1,047,500	\$1,116,641	1	\$1,116,641	3257-000-04-004	LOT 5 EAST RIVER RANCHES SUB	WELL INSTALLED	35.09

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WELL INSTALLED

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60590 - CVA 3 60600 - CVA 1,2,6,7,8,9,11 60650 - CVA 6 UPPER 60790 - GOLD LINK: INTERIOR LOTS							\$182,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	LEA
R005103	10/13/2016	\$90,000	\$109,212	1	\$109,212	3177-234-12-011	LOT 15 CHALET VILLAGE 6 #642763	ABOVE AVERAGE VIEWS, STEEP SLOPE	32,670	60600
R005340	7/28/2017	\$150,000	\$166,138	1	\$166,138	3177-242-01-010	LOT 5 CHALET VILLAGE 11		15,464	60600
R005101	6/7/2018	\$175,000	\$175,000	1	\$175,000	3177-234-12-009	LOT 17 CHALET VILLAGE 6	OUTSTANDING VIEWS	26,528	60650
R030666	3/23/2017	\$170,000	\$195,904	1	\$195,904	3177-264-01-032	LOT 42 CHALET VILLAGE ADDN #3		13,983	60590
R005079	8/22/2017	\$200,000	\$219,381	1	\$219,381	3177-234-10-032	LOT 4 BLK G CHALET VILLAGE ADDN 2	CUL DE SAC	27,443	60600
R030749/ R030751	5/16/2018	\$535,000	\$539,786	2	\$269,893	3177-242-10-009 3177-234-10-011	LOT 6 GOLD LINK SUB #653198 LOT 8 GOLD LINK SUB #653198	ABOVE AVERAGE VIEWS	44,266	60790
R004921	8/24/2017	\$249,900	\$274,116	1	\$274,116	3177-234-03-010	LOT 3 BLK K CHALET VILLAGE 7	ABOVE AVERAGE VIEWS, ON BUSY STREET	33,106	60600
R030769	8/4/2017	\$292,000	\$320,296	1	\$320,296	3177-242-10-029	LOT 26 GOLD LINK SUB		16,605	60790
R005050	8/24/2017	\$325,000	\$356,494	1	\$356,494	3177-234-08-003	LOT 1 BLK F CHALET VILLAGE 2	ABOVE AVERAGE VIEWS, OVERSIZED LOT	37,026	60600
COMPARABLE LEAS:										
60580 - CVA 10										
60620 - CVA 11 UPPER										
60830 - GOLD LINK - NORTH EXTERIOR										

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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60660 - ELK RUN & TIMBERLAND							\$200,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R005422	11/14/2017	\$110,000	\$117,261	1	\$117,261	3177-243-02-021	LOT 30 ELK RUN SUBDIVISION	STEEP SLOPE	21,170
R005413	11/23/2016	\$125,000	\$150,095	1	\$150,095	3177-243-02-010	LOT 39 ELK RUN SUBDIVISION	STEEP SLOPE, OVERSIZED LOT, CUL DE SAC	35,066
R027595	3/28/2017	\$155,000	\$178,618	1	\$178,618	3177-243-02-032	LOT 38 ELK RUN SUBDIVISION	STEEP SLOPE, OVERSIZED LOT, CUL DE SAC	53,927
R005408	3/14/2018	\$225,000	\$231,144	1	\$231,144	3177-243-02-005	LOT 44 ELK RUN SUBDIVISION	OUTSTANDING VIEWS, STEEP SLOPE, CUL DE SAC	21,214

COMPARABLE LEAs:
60670 - MT CB TIMBERED LOTS
60720 - MORNING GLORY

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

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, MODERATE SLOPE, STEEP SLOPE

60680 - MT CB SKI IN/OUT LOTS							\$425,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R005441	1/18/2017	\$540,000	\$635,090	1	\$635,090	3177-243-03-018	LOT 18 TIMBERLAND SUBDIVISION	ABOVE AVERAGE VIEWS, CUL DE SAC	13,721

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

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

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ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

**SALES STUDY PERIOD:
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60690 - SUNLIGHT RIDGE							\$200,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R005719	10/17/2017	\$240,000	\$258,268	1	\$258,268	3177-261-10-001	LOT 2 SUNLIGHT RIDGE ESTATES	ABOVE AVERAGE VIEWS	31,799
R005729	9/14/2016	\$230,000	\$282,079	1	\$282,079	3177-261-10-013	LOT 12 SUNLIGHT RIDGE ESTATES	OUTSTANDING VIEWS	26,092
R005735	1/4/2018	\$270,000	\$282,505	1	\$282,505	3177-261-10-019	LOT 6 SUNLIGHT RIDGE ESTATES	OUTSTANDING VIEWS	39,248

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT, STEEP SLOPE

60750 - THE SUMMIT							\$324,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R040018	2/3/2017	\$138,000	\$160,649	1	\$160,649	3177-264-38-003	LOT 34 SUMMIT RESIDENTIAL FILING 3	OUTSTANDING VIEWS, STEEP SLOPE	25,700
R030213	10/11/2016	\$265,000	\$321,568	1	\$321,568	3177-264-20-011	LOT 7 THE SUMMIT FILING 1		16,117
R031523	8/2/2017	\$297,500	\$326,329	1	\$326,329	3177-264-29-003	LOT 10 THE SUMMIT RESIDENTIAL FILING 2		16,117
R031537	12/11/2017	\$339,000	\$358,009	1	\$358,009	3177-264-34-005	LOT 29 THE SUMMIT RESIDENTIAL FILING 2	OUTSTANDING VIEWS	19,297
R030218	9/29/2017	\$345,000	\$374,814	1	\$374,814	3177-264-20-017	LOT 24 THE SUMMIT FILING 1	OUTSTANDING VIEWS, STEEP SLOPE	27,312
R031525	2/28/2017	\$325,000	\$378,339	1	\$378,339	3177-264-29-005	LOT 12 THE SUMMIT RESIDENTIAL FILING 2	OUTSTANDING VIEWS, SKI IN & SKI OUT	14,157

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

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STEEP SLOPE

60780 - GOLD LINK: LOTS ALONG GOTHIC ROAD	\$164,000 BASE VALUE PER SITE
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VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT OF 10% FOR BUSY ROAD TO THE CVA VALUE OF \$182,000 PER SITE: $\$182,000 \times 0.9 = \$163,800$

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

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ECONOMIC AREA 6
VACANT LAND:
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60810 - GOLD LINK NORTH: LOTS ALONG GOTHIC RD							\$164,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R043319	8/22/2017	\$250,000	\$274,226	1	\$274,226	3177-242-11-018	LOT 9 GOLD LINK NORTH SUBD		19,776	

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

60840 - PROSPECT: WEST ENTRANCE 60860 - PROSPECT: WEST ENTRANCE SKI LOTS 60880 - PROSPECT LOTS 60900 - PROSPECT: DIRECT SKI ACCESS							\$307,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	LEA
R042005	9/1/2017	\$180,000	\$195,555	1	\$195,555	3177-241-01-011	LOT C-13 PROSPECT AT MT CRESTED BUTTE PHASE 1	OUTSIDE INFLUENCE	60,984	60840
R042002	9/13/2016	\$250,000	\$306,608	1	\$306,608	3177-241-01-008	LOT C-4 PROSPECT AT MT CRESTED BUTTE PHASE 1	ABOVE AVERAGE VIEWS	60,984	60840
R043235	11/29/2016	\$300,000	\$360,228	1	\$360,228	3177-244-01-006	LOT D15 PROSPECT AT MT CB PHASE 2	ABOVE AVERAGE VIEWS	53,666	60880
R042025	2/20/2018	\$375,000	\$388,773	1	\$388,773	3177-241-02-002	LOT C-18 PROSPECT AT MT CRESTED BUTTE PHASE 1	ABOVE AVERAGE VIEWS	42,253	60860
R043223	1/5/2017	\$350,000	\$411,633	1	\$411,633	3177-241-06-006	LOT D6 PROSPECT AT MT CB PHASE 2	ABOVE AVERAGE VIEWS	63,293	60880
R042024	10/30/2017	\$390,000	\$419,686	1	\$419,686	3177-241-02-001	LOT C-17 PROSPECT AT MT CRESTED BUTTE PHASE 1	ABOVE AVERAGE VIEWS	39,204	60840
R042016	10/30/2017	\$400,000	\$430,447	1	\$430,447	3177-241-01-022	LOT C-22 PROSPECT AT MT CRESTED BUTTE PHASE 1	ABOVE AVERAGE VIEWS, SKI IN & SKI OUT	70,132	60900
R043233	2/1/2018	\$420,000	\$435,425	1	\$435,425	3177-244-01-004	LOT D13 PROSPECT AT MT CB PHASE 2	ABOVE AVERAGE VIEWS, SKI IN & SKI OUT	45,912	60900
R043244	6/30/2018	\$520,000	\$520,000	1	\$520,000	3175-190-01-002	LOT D9 PROSPECT AT MT CB PHASE 2	OUTSTANDING VIEWS	57,804	60880
R043227	3/20/2018	\$520,000	\$534,199	1	\$534,199	3177-241-06-007	LOT D7 PROSPECT AT MT CB PHASE 2	OUTSTANDING VIEWS	63,946	60880
R042023	12/15/2017	\$525,000	\$554,438	1	\$554,438	3177-241-01-029	LOT C-32 PROSPECT AT MT CRESTED BUTTE PHASE 1	OUTSTANDING VIEWS	55,321	60880
R042020	5/8/2017	\$552,000	\$623,516	1	\$623,516	3177-241-01-026	LOT C-35 PROSPECT AT MT CRESTED BUTTE PHASE 1	ABOVE AVERAGE VIEWS, SKI IN & SKI OUT	53,579	60900

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSIDE INFLUENCE

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ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

60930 - WILDHORSE AT PROSPECT							\$150,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	SALE PRICE	ADJUSTED SALE PRICE	SITES	1:5 L:B	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R043576	9/5/2017	\$675,000	\$675,000	1	\$112,500	3177-242-15-063	LOT 50 WILDHORSE AT PROSPECT #648864		2071
R043557	5/4/2016	\$835,000	\$760,000	1	\$126,667	3177-241-08-030	LOT 31 WILDHORSE AT PROSPECT #650792		2067
R043558	1/27/2017	\$775,000	\$775,000	1	\$129,167	3177-241-08-031	LOT 32 WILDHORSE AT PROSPECT #644622		2067
R043559	10/4/2016	\$881,020	\$881,020	1	\$146,837	3177-241-08-032	LOT 33 WILDHORSE AT PROSPECT #642536		2067
R043561	3/16/2017	\$899,999	\$899,999	1	\$150,000	3177-241-08-034	LOT 35 WILDHORSE AT PROSPECT #645469		2067
R043562	8/15/2017	\$905,000	\$905,000	1	\$150,833	3177-242-15-049	LOT 36 WILDHORSE AT PROSPECT #648432		2021
R043550	12/18/2015	\$1,132,500	\$982,500	1	\$163,750	3177-241-08-023	LOT 24 WILDHORSE AT PROSPECT #637173		2067
R043552	4/3/2017	\$1,037,500	\$1,037,500	1	\$172,917	3177-241-08-025	LOT 26 WILDHORSE AT PROSPECT #645716		2067
R043564	11/10/2016	\$1,364,707	\$1,089,707	1	\$181,618	3177-242-15-051	LOT 38 WILDHORSE AT PROSPECT #652241		2067

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

60940 - PROSPECT HOMESTEAD							\$62,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	SALE PRICE	ADJUSTED SALE PRICE	SITES	1:4 L:B	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R045337	4/20/2016	\$310,000	\$310,000	1	\$62,000	3177-133-04-003	LOT 3 PROSPECT HOMESTEAD SUBDIVISION #639009		1,754

60960 - OVERLOOK AT MT CB: NON-VIEW							\$160,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R030959	6/5/2018	\$162,500	\$162,500	1	\$162,500	3177-264-36-001	LOT 8 OVERLOOK AT MT CRESTED BUTTE		27,138
R030957	12/7/2017	\$230,000	\$242,897	1	\$242,897	3177-351-01-003	LOT 6 OVERLOOK AT MT CRESTED BUTTE		23,305

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VACANT LAND:
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**SALES STUDY PERIOD:
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60970 - OVERLOOK AT MT CB - EXTERIOR	\$210,000 BASE VALUE PER SITE
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VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 30% FOR SUPERIOR VIEW TO THE OVERLOOK AT MT CB NON-VIEW VALUE OF \$160,000 PER SITE: \$160,000 x 1.3 = \$208,000

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

60980 - OVERLOOK ESTATES	\$300,000 BASE VALUE PER SITE
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VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT FOR SUPERIOR VIEW AND OVERSIZED LOT TO THE OVERLOOK AT MT CB NON-VIEW VALUE OF \$160,000 PER SITE

60990 - VILLAS AT MT CB	\$100,000 BASE VALUE PER UNIT
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R040719	10/19/2017	\$60,000	\$64,567	1	\$64,567	3177-261-32-015	LOT 18 VILLAS AT MT CB PHASE III	OUTSIDE INFLUENCE	5,140

COMPARABLE LEAS:

61000 - VILLAS AT MT CB PHASE V

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: EMPLOYEE HOUSING, OUTSIDE INFLUENCE, STEEP SLOPE

61010 - NEVADA RIDGE	\$1.58 BASE VALUE PER SQUARE FOOT
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ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
MULTIPLE	12/28/2017	\$700,000	\$739,251	468,706	\$1.58	MULTIPLE	NEVADA RIDGE SUBDIVISION	

COMPARABLE LEAS:

60060 - MT CB AVALANCHE

60700 - SUNLIGHT RIDGE LOW DENSITY MULTI-FAMILY

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VACANT LAND:
SALES BY SUBDIVISION**

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61030 - RIVERBEND							\$325,000 BASE VALUE PER SITE			
61040 - RIVERBEND: ON RIVER										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R030723	11/28/2017	\$441,100	\$470,215	1	\$470,215	3255-120-02-043	REPLAT LOT M8, LOT E RIVERBEND SUBD	OVERSIZED LOT	127,631	
R013113	3/30/2017	\$449,000	\$517,417	1	\$517,417	3255-120-00-011	1 ACRES IN NW4 SEC 12 14S86W	ADJACENT TO OPEN SPACE	43,560	
COMPARABLE LEAs:										
61020 - SLATE RIVER										

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOT

61070 - MERIDIAN LAKE: MIDDLE							\$122,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R012700	6/27/2018	\$148,000	\$148,000	1	\$148,000	3177-222-05-020	LOT 57 MERIDIAN LAKE PARK FILING 2	ABOVE AVERAGE VIEWS	14,636	
R012715	12/22/2017	\$144,000	\$152,074	1	\$152,074	3177-222-05-019	LOT 53 MERIDIAN LAKE PARK FILING 2	ABOVE AVERAGE VIEWS	14,636	
R012709	7/20/2017	\$145,000	\$160,600	1	\$160,600	3177-222-05-013	LOT 66 MERIDIAN LAKE PARK FILING 2	ABOVE AVERAGE VIEWS	14,549	

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

61080 - MERIDIAN LAKE: LOWER							\$105,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R012725	11/7/2017	\$120,000	\$127,921	1	\$127,921	3177-222-06-012	LOT 28 MERIDIAN LAKE PARK FILING 1	ABOVE AVERAGE VIEWS	14,375	
R012721	10/6/2017	\$125,000	\$134,515	1	\$134,515	3177-222-06-008	LOT 24 MERIDIAN LAKE PARK FILING 1	ABOVE AVERAGE VIEWS	15,246	

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

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61090 - MERIDIAN LAKE & PRISTINE PT ON WASH GULCH F							\$174,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R031922	11/4/2016	\$145,000	\$174,110	1	\$174,110	3177-222-10-003	LOT 21 MERIDIAN LAKE MEADOWS SUB	ABOVE AVERAGE VIEWS	64,948

COMPARABLE LEAS:

61060 - MERIDIAN LAKE PARK

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

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

61100 - MERIDIAN LAKE MEADOWS: INTERIOR LOTS							\$196,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R031926	2/8/2018	\$115,000	\$119,224	1	\$119,224	3177-222-10-019	LOT 25 MERIDIAN LAKE MEADOWS SUB		50,312

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

61110 - MERIDIAN LAKE MEADOWS: UPPER LOTS							\$237,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R031939	10/19/2016	\$195,000	\$236,626	1	\$236,626	3177-222-10-009	LOT 38 MERIDIAN LAKE MEADOWS SUB		42,645

COMPARABLE LEAS:

61120 - PRISTINE POINT: INTERIOR

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

61181 - APERTURE EAST LOTS							\$1,020,700 BASE VALUE PER SITE		
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SITE VALUE BASED ON VALUE OF 0.52 AC VACANT LOT IN VERZUH NEIGHBORHOOD OF CRESTED BUTTE WITH ADJUSTMENT FOR PANORAMIC VIEW

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ECONOMIC AREA 6
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61220 - SADDLE RIDGE RANCH ESTATES							\$356,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R042288	10/31/2017	\$305,000	\$328,216	1	\$328,216	3177-352-02-003	LOT 18 SADDLE RIDGE RANCH ESTATES		89,734
R042277	8/31/2017	\$350,000	\$383,916	1	\$383,916	3177-263-02-004	LOT 6 SADDLE RIDGE RANCH ESTATES		111,078

61230 - SADDLE RIDGE RANCH ESTATES: MIDDLE							\$445,000 BASE VALUE PER SITE		
61240 - SADDLE RIDGE RANCH ESTATES: UPPER									

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 25% FOR SCENIC VIEW TO THE SADDLE RIDGE RANCH ESTATES VALUE OF \$356,000 PER SITE: $\$356,000 \times 1.25 = \$445,000$

61270 - GLACIER LILY: LOWER							\$300,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R045176	10/13/2017	\$150,000	\$161,418	1	\$161,418	3177-263-01-034	LOT 21 GLACIER LILY SUBDIVISION REPLAT OF OPEN SPACE TRACT	OUTSIDE INFLUENCE	47,916
R012754	9/6/2017	\$260,000	\$282,468	1	\$282,468	3177-263-01-002	LOT 19 GLACIER LILY ESTATES		51,401
R045212	12/13/2016	\$267,000	\$317,277	1	\$317,277	3177-263-01-035	LOT 12 GLACIER LILY ESTATES		60,984

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

61310 - HIDDEN MINE RANCH							\$340,900 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R045025	8/10/2016	\$275,000	\$340,907	1	\$340,907	3255-000-11-015	LOT 15 HIDDEN MINE RANCH		35.10

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

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

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ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

SALES STUDY PERIOD:
JULY 1, 2016 - JUNE 30, 2018

61330 - TRAPPERS CROSSING AT CB							\$296,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R028072	10/6/2017	\$275,000	\$295,933	1	\$295,933	3177-000-01-020	LOT 20B TRAPPERS CROSSING AT CRESTED BUTTE	STEEP SLOPE	45.90

COMPARABLE LEAS:
61340 - TRAPPERS CROSSING SOUTH

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

61350 - TRAPPERS CROSSING AT WILDCAT							\$142,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R030317	9/2/2016	\$115,000	\$141,039	1	\$141,039	3255-000-05-020	LOT 20 TRAPPERS CROSSING AT WILDCAT		35.58
R030318	7/7/2016	\$115,000	\$144,115	1	\$144,115	3255-000-05-021	LOT 21 TRAPPERS CROSSING AT WILDCAT		36.76
R030306	9/9/2016	\$120,000	\$147,172	1	\$147,172	3255-000-05-009	LOT 9 TRAPPERS CROSSING AT WILDCAT	STEEP SLOPE, WELL INSTALLED	35.59
R043482	10/18/2016	\$185,000	\$224,491	1	\$224,491	3255-000-05-051	LOT 33A TRAPPERS CROSSING AT WILDCAT	WELL INSTALLED	35.55
R031594	2/13/2018	\$225,000	\$233,264	1	\$233,264	3255-000-05-046	LOT 17 TRAPPERS CROSSING AT WILDCAT	WELL INSTALLED	48.03

COMPARABLE LEAS:
61370 - TRAPPERS CROSSING AT WILDCAT III

UPWARD ADJUSTMENTS IN THESE LEAS INCLUDE: WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAS INCLUDE: STEEP SLOPE

61380 - RIVER GREEN							\$146,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R030280	4/3/2018	\$180,000	\$183,249	1	\$183,249	3255-013-01-007	LOT 4 RIVER GREEN SUB	OVERSIZED LOT	31,799

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

61390 - RIVER GREEN: RIVER LOTS							\$329,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R030286	4/27/2016	\$260,000	\$329,420	1	\$329,420	3255-013-01-013	LOT 10 RIVER GREEN SUB #639117			

61400 - SKYLAND LOWER EXTERIOR		\$166,500 BASE VALUE PER SITE	
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VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT OF 10% FOR BUSY ROAD TO THE SKYLAND LOWER INTERIOR LOT VALUE OF \$185,000 PER SITE: $\$185,000 \times 0.9 = \$166,500$
UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

61430 - SKYLAND FILING 3 UPPER							\$348,000 BASE VALUE PER SITE			
61450 - SKYLAND: UPPER										
61500 - SKYLAND: LAKESIDE										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	LEA
R040513	4/11/2017	\$305,000	\$347,962	1	\$347,962	3255-010-13-012	LOT S-160 SKYLAND THIRD FILING PHASE I		20,386	61430
R040588	11/22/2017	\$409,000	\$435,996	1	\$435,996	3255-010-14-002	LOT S-181 SKYLAND THIRD FILING PHASE I	OUTSTANDING VIEWS	21,432	61430
R040523	8/7/2017	\$450,000	\$493,607	1	\$493,607	3255-010-13-022	LOT S-165 SKYLAND THIRD FILING PHASE I	OUTSTANDING VIEWS	18,818	61430
R040525	8/7/2017	\$484,000	\$530,901	1	\$530,901	3255-010-13-024	LOT S-166 SKYLAND THIRD FILING PHASE I	OUTSTANDING VIEWS	24,263	61430
R015573	5/18/2018	\$700,000	\$706,263	1	\$706,263	3257-060-01-019	LOT S-20 SKYLAND INITIAL FILING	OUTSTANDING VIEWS, OVERSIZED LOT	158,558	61450
R033893	6/7/2017	\$750,000	\$838,852	1	\$838,852	3255-010-11-003	LOT 3 LAKESIDE AT SKYLAND	OUTSTANDING VIEWS, OVERSIZED LOT	33,715	61500

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

**2019 REAPPRAISAL
ECONOMIC AREA 6**

**VACANT LAND:
SALES BY SUBDIVISION**

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

61440 - SKYLAND FILING 3 LOWER							\$108,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R040512	11/22/2017	\$105,000	\$111,931	1	\$111,931	3255-010-13-011	LOT S-151 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	29,142	
R040528	12/14/2017	\$107,000	\$113,000	1	\$113,000	3255-010-13-027	LOT S-143 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	22,477	
R040518	12/1/2017	\$114,000	\$120,392	1	\$120,392	3255-010-13-017	LOT S-148 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	31,755	
R040524	12/14/2017	\$120,000	\$126,729	1	\$126,729	3255-010-13-023	LOT S-145 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	28,445	
R040531	5/30/2018	\$130,000	\$131,163	1	\$131,163	3255-010-13-030	LOT S-141 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	17,729	
R040505	6/9/2017	\$135,000	\$150,993	1	\$150,993	3255-010-13-003	LOT S-154 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	17,163	

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

61460 - SKYLAND: UPPER INTERIOR							\$252,000 BASE VALUE PER SITE			
61540 - SKYLAND: LOWER GOLF COURSE										
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	LEA
R015521	4/28/2017	\$120,000	\$136,903	1	\$136,903	3255-010-03-009	LOT S-43 SKYLAND INITIAL FILING	ABOVE AVERAGE VIEWS, ON BUSY STREET	26,180	61540
R015569	12/27/2017	\$169,500	\$179,004	1	\$179,004	3257-060-01-015	LOT S-26 SKYLAND INITIAL FILING	BELOW AVERAGE VIEWS, MODERATE SLOPE	35,327	61460
R015565	1/6/2017	\$252,000	\$296,375	1	\$296,375	3257-060-01-011	LOT S-27 SKYLAND INITIAL FILING	ABOVE AVERAGE VIEWS	38,594	61460
R015516	12/29/2016	\$270,000	\$320,842	1	\$320,842	3255-010-03-002	LOT S-5 SKYLAND INITIAL FILING	OUTSTANDING VIEWS, OVERSIZED LOT, ENCROACHING EASEMENT	63,249	61540
R032587	8/22/2017	\$300,000	\$329,071	1	\$329,071	3255-120-22-009	LOT S88 SKYLAND INITIAL FILING	ABOVE AVERAGE VIEWS	24,916	61540
R015584	5/9/2018	\$350,000	\$353,131	1	\$353,131	3257-060-01-030	LOT S-31 SKYLAND INITIAL FILING	OUTSTANDING VIEWS, MODERATE SLOPE, ENCROACHING EASEMENT	54,798	61460

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

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

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

61480 - SKYLAND: WATER/OPEN SPACE INFLUENCE \$240,500 BASE VALUE PER SITE

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 30% FOR VIEW TO THE SKYLAND LOWER INTERIOR LOT VALUE OF \$185,000 PER SITE: $\$185,000 \times 1.3 = \$240,500$
 DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET

61510 - SKYLAND RIVER NEIGHBORHOOD: EXTERIOR LOTS \$180,700 BASE VALUE PER SITE

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT OF 30% FOR VIEW TO THE SKYLAND RIVER NEIGHBORHOOD MULTI-FAMILY VALUE OF \$139,000 PER SITE: $\$139,000 \times 1.3 = \$180,700$

61530 - SKYLAND RIVER NEIGHBORHOOD: MULTI-FAMILY \$139,000 BASE VALUE PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R032515	3/30/2018	\$135,000	\$138,686	1	\$138,686	3255-120-20-001	LOT RNT-1 SKYLAND RIVER NEIGHBORHOOD		7,013

COMPARABLE LEAs:
61520 - SKYLAND RIVER NEIGHBORHOOD: INTERIOR LOTS

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

61550 - SKYLAND ON GOLF COURSE							\$225,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R040574	9/21/2017	\$140,000	\$152,098	1	\$152,098	3255-010-13-075	LOT S-109 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	22,651
R015512	4/12/2017	\$190,000	\$216,763	1	\$216,763	3255-010-02-010	LOT D-5 SKYLAND INITIAL FILING	ABOVE AVERAGE VIEWS, ON BUSY STREET	28,880
R040553	5/27/2017	\$197,500	\$223,088	1	\$223,088	3255-010-13-053	LOT S-130 SKYLAND THIRD FILING PHASE I	AVERAGE VIEWS	19,907
R040558	1/22/2018	\$250,000	\$261,579	1	\$261,579	3255-010-13-059	LOT S-126 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	30,144
R040566	11/13/2017	\$265,000	\$282,491	1	\$282,491	3255-010-13-067	LOT S-117 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	19,907
R040556	1/26/2018	\$275,000	\$287,736	1	\$287,736	3255-010-13-057	LOT S-127 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	25,439
R040575	8/18/2017	\$269,000	\$295,067	1	\$295,067	3255-010-13-076	LOT S-108 SKYLAND THIRD FILING PHASE I	ABOVE AVERAGE VIEWS	20,386

COMPARABLE LEAS:

61410 - SKYLAND 3RD FILING PHASE II

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

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

61560 - SKYLAND LOWER INTERIOR							\$185,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R042973	10/13/2017	\$137,500	\$147,966	1	\$147,966	3255-120-20-067	LOT S80 SKYLAND INITIAL FILING	ABOVE AVERAGE VIEWS, ON BUSY STREET	22,825
R032559	12/6/2016	\$220,000	\$261,427	1	\$261,427	3255-120-20-059	LOT S64 SKYLAND INITIAL FILING	OUTSTANDING VIEWS	36,939

COMPARABLE LEAS:

61420 - SKYLAND FILING 3 POCKET

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

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

SALES STUDY PERIOD:
JULY 1, 2016 - JUNE 30, 2018

61580 - SKYLAND: SMALL MULTI-FAMILY							\$57,500 BASE VALUE PER UNIT		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R072125	12/28/2017	\$600,000	\$633,643	11	\$57,604	3257-060-01-054	TRACT D REPLAT OF MULTI FAMILY TRACT 4 SKYLAND INITIAL FILING		48,352

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: RESTRICTED FROM BUILDING

61600 - SKYLAND TEOCALLI & LINKS							\$66,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R033546	2/9/2018	\$35,000	\$36,285	1	\$36,285	3255-120-24-002	LOT 12 TEOCALLI TOWNHOMES PHASE II		10,903
R031850	4/25/2017	\$103,000	\$117,508	2	\$58,754	3255-120-24-001	LOT 11 TEOCALLI TOWNHOMES PHASE II		18,992
R031774/ R031775	10/31/2017	\$137,000	\$147,428	2	\$73,714	3255-120-24-001 3255-120-24-002	UNIT 1A LOT 1 TEOCALLI TOWNHOMES UNIT 1B LOT 1 TEOCALLI TOWNHOMES		7,200

61605 - SKYLAND FAIRWAY							\$80,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
MULTIPLE	12/1/2016	\$475,000	\$564,444	6	\$94,074	MULTIPLE	LOTS 1C, 2C, 3C, 4C, 5C, 6C FAIRWAY PARK AT SKYLAND PHASE 2 #648447		10,903

**2019 REAPPRAISAL
ECONOMIC AREA 6**

VACANT LAND:

SALES BY SUBDIVISION

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

61610 - BUCKHORN RANCH: FILING 2B SMALL LOTS							\$56,250 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R042575	6/29/2018	\$49,900	\$49,900	1	\$49,900	3257-074-07-008	LOT M2-17 BUCKHORN RANCH FILING 2B		5,663
R042569	6/6/2018	\$56,905	\$56,905	1	\$56,905	3257-074-07-002	LOT M2-11 BUCKHORN RANCH FILING 2B		5,663
R042596	6/1/2018	\$56,905	\$56,905	1	\$56,905	3257-074-07-029	LOT M2-64 BUCKHORN RANCH FILING 2B		5,227
R042571	7/27/2017	\$57,500	\$57,500	1	\$57,500	3257-074-07-004	LOT M2-13 BUCKHORN RANCH FILING 2B		6,098
R042641	4/5/2018	\$59,900	\$59,900	1	\$59,900	3257-074-14-007	LOT M3-21 BUCKHORN RANCH FILING 2B		7,405
R042680	3/26/2018	\$60,000	\$60,000	1	\$60,000	3257-074-17-008	LOT M3-45 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, CUL DE SAC	7,405
R042603	6/1/2018	\$61,665	\$61,665	1	\$61,665	3257-074-10-002	LOT M2-73 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	7,405
R042662	6/5/2018	\$66,405	\$66,405	1	\$66,405	3257-074-16-002	LOT M3-40 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	6,970
R042661	6/1/2018	\$66,405	\$66,405	1	\$66,405	3257-074-16-001	LOT M3-39 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	6,970
R042673	6/1/2018	\$66,405	\$66,405	1	\$66,405	3257-074-17-001	LOT M3-48 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	7,405
R042644	5/31/2018	\$66,405	\$66,405	1	\$66,405	3257-074-15-001	LOT M3-26 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	7,405
R042663	5/31/2018	\$75,000	\$75,000	1	\$75,000	3257-074-16-003	LOT M3-41 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	6,970
R042666	5/31/2018	\$75,905	\$75,905	1	\$75,905	3257-074-16-006	LOT M3-42 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042568	6/4/2018	\$75,905	\$75,905	1	\$75,905	3257-074-07-001	LOT M2-10 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	6,534
R042676	6/15/2018	\$75,905	\$75,905	1	\$75,905	3257-074-17-004	LOT M3-47 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042677	5/31/2018	\$75,905	\$75,905	1	\$75,905	3257-074-17-005	LOT M3-46 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042607	8/17/2017	\$83,500	\$83,500	1	\$83,500	3257-074-10-006	LOT M2-69 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042627	4/10/2018	\$95,000	\$95,000	1	\$95,000	3257-074-13-003	LOT M3-4 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042653	9/15/2016	\$99,000	\$99,000	1	\$99,000	3257-074-17-001	LOT M3-48 BUCKHORN RANCH FILING 2B		7,405
R072470	7/5/2017	\$100,000	\$100,000	1	\$100,000	3257-074-05-012	LOT M2-30 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	6,970
R042667	10/19/2017	\$105,000	\$105,000	1	\$105,000	3257-074-16-007	LOT M3-43 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, CUL DE SAC	7,405
R043640	3/26/2018	\$105,500	\$105,500	1	\$105,500	3257-074-15-024	LOT M3-16 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, CUL DE SAC	7,405
R042670	9/20/2017	\$120,000	\$120,000	1	\$120,000	3257-074-16-010	LOT M3-44 BUCKHORN RANCH FILING 2B	OUTSTANDING VIEWS, CUL DE SAC	7,405

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

**2019 REAPPRAISAL
ECONOMIC AREA 6**

VACANT LAND:

SALES BY SUBDIVISION

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

61620 - BUCKHORN RANCH: ON AIRSTRIP							\$118,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	
R042503	5/31/2018	\$85,405	\$85,405	1	\$85,405	3257-080-03-006	LOT 60 BUCKHORN RANCH FILING 2B	ENCROACHING EASEMENT	51,401	
R042507	6/15/2018	\$94,905	\$94,905	1	\$94,905	3257-070-11-013	LOT 87 BUCKHORN RANCH FILING 2B	ENCROACHING EASEMENT, OVERSIZED LOT	61,420	
R042500	6/20/2018	\$96,000	\$96,000	1	\$96,000	3257-070-11-006	LOT 80 BUCKHORN RANCH FILING 2B	UNDERSIZED LOT	37,026	
R042517	6/15/2018	\$103,000	\$103,000	1	\$103,000	3257-070-11-023	LOT 97 BUCKHORN RANCH FILING 2B		63,162	
R042518	6/15/2018	\$109,900	\$109,900	1	\$109,900	3257-070-11-024	LOT 98 BUCKHORN RANCH FILING 2B		59,677	
R042508	6/15/2018	\$109,900	\$109,900	1	\$109,900	3257-070-11-014	LOT 88 BUCKHORN RANCH FILING 2B		61,855	
R042497	3/30/2018	\$110,000	\$110,000	1	\$110,000	3257-070-11-003	LOT 72 BUCKHORN RANCH FILING 2B	UNDERSIZED LOT	37,026	
R042498	5/31/2018	\$113,905	\$113,905	1	\$113,905	3257-070-11-004	LOT 78 BUCKHORN RANCH FILING 2B	UNDERSIZED LOT	37,026	
R042499	6/1/2018	\$113,905	\$113,905	1	\$113,905	3257-070-11-005	LOT 79 BUCKHORN RANCH FILING 2B	UNDERSIZED LOT	36,590	
R042502	6/25/2018	\$113,905	\$113,905	1	\$113,905	3257-070-11-008	LOT 82 BUCKHORN RANCH FILING 2B		54,886	
R042509	6/5/2018	\$119,900	\$119,900	1	\$119,900	3257-070-11-015	LOT 89 BUCKHORN RANCH FILING 2B	OVERSIZED LOT	67,518	
R042516	5/31/2018	\$123,405	\$123,405	1	\$123,405	3257-070-11-022	LOT 96 BUCKHORN RANCH FILING 2B		65,340	
R042693	6/8/2017	\$125,500	\$125,500	1	\$125,500	3257-080-02-005	LOT 65 BUCKHORN RANCH FILING 2B		54,014	
R042496	6/15/2018	\$128,000	\$128,000	1	\$128,000	3257-070-11-002	LOT 71 BUCKHORN RANCH FILING 2B		45,302	
R042511	5/31/2018	\$140,000	\$140,000	1	\$140,000	3257-070-11-017	LOT 91 BUCKHORN RANCH FILING 2B	OVERSIZED LOT	67,518	
R042512	5/31/2018	\$142,405	\$142,405	1	\$142,405	3257-070-11-018	LOT 92 BUCKHORN RANCH FILING 2B	OVERSIZED LOT	67,082	
R042513	5/31/2018	\$142,405	\$142,405	1	\$142,405	3257-070-11-019	LOT 93 BUCKHORN RANCH FILING 2B	OVERSIZED LOT	67,082	
R042510	10/12/2017	\$150,000	\$150,000	1	\$150,000	3257-070-11-016	LOT 90 BUCKHORN RANCH FILING 2B	OVERSIZED LOT	67,518	
R042684	6/6/2018	\$161,405	\$161,405	1	\$161,405	3257-080-01-001	LOT 100 BUCKHORN RANCH FILING 2B	ADJACENT TO OPEN SPACE	52,272	
R042691	3/22/2018	\$165,000	\$165,000	1	\$165,000	3257-080-02-003	LOT 67 BUCKHORN RANCH FILING 2B		62,291	
R042493	6/5/2018	\$169,900	\$169,900	1	\$169,900	3257-070-11-001	LOT 70 BUCKHORN RANCH FILING 2B		48,352	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOT

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

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

61630 - BUCKHORN RANCH: OFF AIRSTRIP							\$132,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R042717	5/31/2018	\$113,905	\$113,905	1	\$113,905	3257-080-06-002	LOT 17 BUCKHORN RANCH FILING 2B		30,928
R042710	5/3/2018	\$119,900	\$119,900	1	\$119,900	3257-080-05-005	LOT 23 BUCKHORN RANCH FILING 2B		30,492
R042539	12/15/2017	\$125,000	\$125,000	1	\$125,000	3257-070-16-002	LOT 24 BUCKHORN RANCH FILING 2B		29,621
R042709	6/15/2018	\$129,900	\$129,900	1	\$129,900	3257-080-05-004	LOT 22 BUCKHORN RANCH FILING 2B		38,768
R042713	6/1/2018	\$134,900	\$134,900	1	\$134,900	3257-080-05-008	LOT 28 BUCKHORN RANCH FILING 2B		29,185
R042537	5/31/2018	\$135,000	\$135,000	1	\$135,000	3257-070-15-002	LOT 16 BUCKHORN RANCH FILING 2B		34,848
R042712	6/8/2018	\$142,405	\$142,405	1	\$142,405	3257-080-05-007	LOT 27 BUCKHORN RANCH FILING 2B		43,560
R031082	9/22/2017	\$155,000	\$155,000	1	\$155,000	3257-070-01-003	LOT 4 BUCKHORN RANCH FILING 1		41,818
R042703	6/20/2018	\$166,150	\$166,150	1	\$166,150	3257-080-03-006	LOT 60 BUCKHORN RANCH FILING 2B	ADJACENT TO OPEN SPACE	51,401
R042706	9/22/2017	\$176,400	\$176,400	1	\$176,400	3257-080-05-001	LOT 19 BUCKHORN RANCH FILING 2B		56,192
R042732	8/11/2017	\$187,400	\$187,400	1	\$187,400	3257-080-08-002	LOT 57 BUCKHORN RANCH FILING 2B	ADJACENT TO OPEN SPACE	34,848
R042686	12/2/2016	\$219,000	\$219,000	1	\$219,000	3257-080-01-003	LOT 101 BUCKHORN RANCH FILING 2B	ADJACENT TO OPEN SPACE	50,530
R042721	9/5/2017	\$243,000	\$243,000	1	\$243,000	3257-080-07-004	LOT 49 BUCKHORN RANCH FILING 2B	OUTSTANDING VIEWS	54,450
R042705	11/15/2017	\$274,400	\$274,400	1	\$274,400	3257-080-04-001	LOT 58 BUCKHORN RANCH FILING 2B	ADJACENT TO OPEN SPACE, OVER SIZED LOT	80,586

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

61680 - LARKSPUR SINGLE-FAMILY RESTRICTED							\$37,600 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R044081	12/20/2017	\$37,000	\$37,555	1	\$37,555	3255-120-34-009	LOT E3 LARKSPUR SUBDIVISION	AVERAGE VIEWS	6,485

COMPARABLE LEAS:

61690 - LARKSPUR MULTI-FAMILY RESTRICTED

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

61700 - LARKSPUR: ON LAKE							\$135,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R044131	9/13/2016	\$110,000	\$134,907	1	\$134,907	3255-120-35-010	LOT S40 LARKSPUR SUBDIVISION	BELOW AVERAGE VIEWS	10,250

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

61710 - LARKSPUR: EXTERIOR EAST 61720 - LARKSPUR: EXTERIOR SOUTH 61730 - LARKSPUR: EXTERIOR WEST							\$170,000 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT	LEA
R044093	2/23/2017	\$112,500	\$130,963	1	\$130,963	3255-120-34-021	LOT S9 LARKSPUR SUBDIVISION		10,318	61710
R044075	1/9/2018	\$160,000	\$167,410	1	\$167,410	3255-120-34-003	LOT S47 LARKSPUR AMENDED		16,432	61710
R044111	4/27/2017	\$150,000	\$171,129	1	\$171,129	3255-120-34-039	LOT S26 LARKSPUR SUBDIVISION		14,123	61730
R044074	4/12/2017	\$155,000	\$176,833	1	\$176,833	3255-120-34-002	LOT S1 LARKSPUR SUBDIVISION		10,375	61710
R044117	7/22/2016	\$140,000	\$175,444	1	\$175,444	3255-120-34-045	LOT S32 LARKSPUR SUBDIVISION		11,973	61730
R044104	1/11/2017	\$150,000	\$176,414	1	\$176,414	3255-120-34-032	LOT S19 LARKSPUR SUBDIVISION		10,590	61720

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

61770 - HIDDEN RIVER RANCH: ON RIVER							\$472,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R032316	5/6/2018	\$465,000	\$469,160	1	\$469,160	3257-201-01-004	RANCH SITE 2 HIDDEN RIVER RANCH SUB		4.76
R032324	6/27/2017	\$422,500	\$472,553	1	\$472,553	3257-201-01-017	RANCH SITE 9 HIDDEN RIVER RANCH		4.78
R032315	10/4/2017	\$445,000	\$478,873	1	\$478,873	3257-201-01-003	RANCH SITE 1 HIDDEN RIVER RANCH SUB		5.18

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

**2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SALES BY SUBDIVISION**

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

61780 - RED MOUNTAIN RANCH: UPPER							\$390,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R032402	6/15/2018	\$205,000	\$205,000	1	\$205,000	3257-000-02-043	LOT 39 RED MOUNTAIN RANCH SUBD	ABOVE AVERAGE VIEWS, NO VEHICULAR ACCESS	37.35
R032392	9/29/2016	\$630,000	\$772,651	1	\$772,651	3257-000-02-027	LOT 29 RED MOUNTAIN RANCH SUBD	OUTSTANDING VIEWS, WELL INSTALLED	35.10

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

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

61790 - RED MOUNTAIN RANCH: LOWER		\$300,000 BASE VALUE PER SITE	
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VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT FOR VIEW TO 61780 - RED MOUNTAIN RANCH UPPER VALUE: \$390,000 / 1.3 = \$300,000

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

61900 - FOXTROT							\$797,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ADJUSTED TASP*	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	ACRES
R072121	11/16/2016	\$650,000	\$780,650	1	\$780,650	3177-354-03-005	LOT 4 FOXTROT SUBDIVISION #643383		2.54
R072120	9/12/2017	\$750,000	\$814,812	1	\$814,812	3177-351-03-004	LOT 3 FOXTROT SUBDIVISION #649033		2.50