

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### BLACK BEAR LODGE - 9 HUNTER HILL RD, MT CRESTED BUTTE

BUILDING DETAILS: **26 Residential Units**; Quality: **Good**; Condition: **Good**; Year Built: **2001**; Proximity to Ski Area to Ski Area: **Good**

CONDO AMENITIES: Front Desk, Hot Tub; Elevator; Indoor& Outdoor Common Areas; Indoor Parking; Add'l Indoor Parking; Deluxe Ski Storage

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R041931</a>	205	12/20/2017	\$545,000	\$600,590	1310	\$458	Very Good	Very Good	Good	Good
<a href="#">R041932</a>	204	10/2/2017	\$740,000	\$840,640	1733	\$485	Very Good	Very Good	Good	Very Good
<a href="#">R041930</a>	206	9/5/2017	\$469,000	\$540,757	1033	\$523	Very Good	Very Good	Good	Average
<a href="#">R041933</a>	203	3/20/2018	\$598,000	\$628,498	1184	\$531	Very Good	Very Good	Good	Good
<a href="#">R041935</a>	201	12/7/2017	\$530,000	\$584,060	1002	\$583	Very Good	Very Good	Good	Good

### BLACK DIAMOND LODGE - 621 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **8 Residential Units**; Quality: **Good**; Condition: **Good**; Year Built: **2006**; Proximity to Ski Area: **Average**

CONDO AMENITIES: Hot Tub; Elevator; Indoor Common Areas; Indoor Parking; Add'l Indoor Parking; Deluxe Ski Storage

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R045196</a>	3-B	11/8/2017	\$525,000	\$587,475	1322	\$444	Good	Good	Good	Good
<a href="#">R045194</a>	2-C	9/2/2016	\$442,500	\$600,473	1228	\$489	Very Good	Very Good	Good	Good
<a href="#">R045195</a>	3-A	11/17/2017	\$565,000	\$632,235	1236	\$512	Very Good	Very Good	Good	Good
<a href="#">R045197</a>	3-C	4/28/2017	\$515,000	\$637,570	1228	\$519	Very Good	Very Good	Good	Good

### BUTTES CONDOMINIUMS - 21 CRESTED MOUNTAIN LN, MT CRESTED BUTTE

BUILDING DETAILS: **21 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1979**; Proximity to Ski Area: **Good**

CONDO AMENITIES: Hot Tub; Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005821</a>	402-B	5/22/2017	\$316,500	\$386,447	919	\$421	Average	Average	Average	Average
<a href="#">R005819</a>	306-B	10/6/2017	\$451,000	\$512,336	1197	\$428	Very Good	Very Good	Average	Average
<a href="#">R005824</a>	405-B	4/25/2017	\$344,900	\$426,986	919	\$465	Good	Good	Average	Average

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**CASTLE POINT CONDOS (PHASE I & II) - 17 CASTLE RD, MT CRESTED BUTTE**

BUILDING DETAILS: **8 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1994**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Outdoor Common Area; Private Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R031386</a>	7	9/28/2017	\$400,000	\$461,200	1076	\$429	Good	Good	Good	Good

**CHADLINGTON HOUSE - 18 CRYSTAL RD, MT CRESTED BUTTE**

BUILDING DETAILS: **30 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1981**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R030889</a>	1-D	1/11/2017	\$125,000	\$161,125	492	\$327	Average	Fair	Average	Good
<a href="#">R006233</a>	4-A	8/28/2017	\$262,000	\$306,540	910	\$337	Good	Good	Average	Average
<a href="#">R006214</a>	2-D	10/17/2017	\$150,000	\$170,400	492	\$346	Below Average	Fair	Average	Good
<a href="#">R006226</a>	5-C	4/20/2017	\$265,000	\$328,070	909	\$361	Good	Good	Average	Fair

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### CHATEAUX CONDOMINIUMS - 651 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **60 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1979**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Hot Tub, Sauna, Swimming Pool, Indoor and Outdoor Common Areas

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005562</a>	404-D	9/2/2016	\$165,000	\$223,905	1094	\$205	Average	Fair	Good	Fair
<a href="#">R005537</a>	111-A	6/19/2017	\$242,000	\$291,368	1097	\$266	Average	Average	Average	Fair
<a href="#">R005542</a>	205-B	12/1/2016	\$300,000	\$391,800	1270	\$309	Average	Average	Average	Good
<a href="#">R005565</a>	408-D	2/9/2018	\$320,000	\$341,760	1094	\$312	Average	Fair	Average	Fair
<a href="#">R005569</a>	412-D	6/27/2018	\$344,000	\$344,000	1094	\$314	Average	Good	Average	Average
<a href="#">R005540</a>	203-B	11/29/2017	\$360,000	\$402,840	1270	\$317	Average	Average	Good	Fair
<a href="#">R005561</a>	403-D	5/4/2017	\$289,000	\$352,869	1094	\$323	Average	Good	Good	Fair
<a href="#">R005554</a>	308-C	11/15/2016	\$215,000	\$284,445	832	\$342	Average	Average	Average	Average
<a href="#">R005548</a>	301-C	5/16/2017	\$238,000	\$290,598	831	\$350	Good	Good	Good	Average
<a href="#">R005532</a>	105-A	11/17/2016	\$290,000	\$383,670	1097	\$350	Average	Average	Average	Good
<a href="#">R005533</a>	107-A	4/2/2018	\$375,000	\$387,750	1097	\$353	Good	Good	Average	Fair
<a href="#">R005551</a>	305-C	3/30/2017	\$283,000	\$355,165	831	\$427	Good	Good	Average	Good

### COLUMBINE CONDOS - 51 WHETSTONE RD, MT CRESTED BUTTE

BUILDING DETAILS: **32 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1982**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Hot Tub; Sauna and Steam Room; Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005511</a>	1204	10/13/2017	\$450,000	\$511,200	1296	\$394	Good	Good	Average	Very Good
<a href="#">R005503</a>	2104	4/20/2017	\$450,000	\$557,100	1283	\$434	Good	Good	Average	Good
<a href="#">R005497</a>	1103	4/25/2017	\$200,000	\$247,600	522	\$474	Average	Average	Average	Good
<a href="#">R005515</a>	1301	7/27/2017	\$395,000	\$468,865	858	\$546	Very Good	Very Good	Average	Very Good
<a href="#">R005516</a>	1302	7/5/2016	\$217,000	\$301,847	534	\$565	Average	Average	Average	Very Good

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### CREST HOUSE - 251 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **6 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1969**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006184</a>	5-A	6/27/2018	\$270,000	\$270,000	955	\$283	Good	Good	Average	Average

### CRESTED MOUNTAIN CONDOS - 31 CRESTED MOUNTAIN LN, MT CRESTED BUTTE

BUILDING DETAILS: **14 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Hot Tub; Sauna; Indoor and Outdoor Common Areas; Private Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005805</a>	G-2	1/25/2018	\$467,500	\$507,238	1126	\$450	Average	Average	Good	Very Good
<a href="#">R005804</a>	G-1	12/6/2017	\$649,000	\$715,198	1285	\$557	Good	Average	Very Good	Very Good

### CRESTED MOUNTAIN NORTH CONDOS - 31 CRESTED MOUNTAIN LN, MT CRESTED BUTTE

BUILDING DETAILS: **14 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Hot Tub; Sauna; Indoor and Outdoor Common Areas; Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005865</a>	J-4	6/8/2018	\$375,000	\$375,000	988	\$380	Good	Good	Good	Average

### CRYSTAL VIEW CONDOS - 20 CASTLE RD, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006109</a>	1	6/27/2017	\$295,000	\$355,180	946	\$375	Average	Average	Average	Good

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### EAGLES NEST TOWNHOUSES - 31 MARCELLINA LN & 11 MORNING GLORY WAY, MT CRESTED BUTTE

BUILDING DETAILS: **42 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1980**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Hot Tub; Sauna; Outdoor Common Area; Private Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005876</a>	24	4/27/2017	\$278,000	\$344,164	1191	\$289	Average	Average	Good	Very Good
<a href="#">R005884</a>	32	9/6/2016	\$280,000	\$379,960	1191	\$319	Average	Average	Good	Very Good
<a href="#">R005871</a>	19	5/19/2017	\$322,000	\$393,162	1191	\$330	Average	Average	Good	Very Good
<a href="#">R005886</a>	34	9/30/2016	\$300,000	\$407,100	1191	\$342	Average	Average	Good	Very Good
<a href="#">R005880</a>	28	10/21/2016	\$304,500	\$408,030	1191	\$343	Good	Good	Good	Very Good
<a href="#">R005887</a>	35	10/5/2016	\$305,500	\$409,370	1191	\$344	Average	Average	Good	Very Good
<a href="#">R005888</a>	36	4/26/2017	\$332,000	\$411,016	1191	\$345	Average	Good	Good	Very Good
<a href="#">R005872</a>	20	9/20/2017	\$372,000	\$428,916	1191	\$360	Good	Very Good	Good	Very Good

### EDELWEISS CONDOMINIUMS - 31 CASTLE RD, MT CRESTED BUTTE

BUILDING DETAILS: **6 Residential Units**; Quality: **Fair**; Condition: **Below Average**; Year Blt: **1974**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006175</a>	1	6/28/2017	\$119,250	\$143,577	536	\$268	Below Average	Fair	Average	Average
<a href="#">R006178</a>	4	5/8/2018	\$147,000	\$149,499	536	\$279	Below Average	Fair	Average	Good
<a href="#">R006176</a>	2	11/7/2017	\$142,500	\$159,458	536	\$297	Below Average	Fair	Average	Average

### ELK RIDGE I CONDOS - 22 CASTLE RD, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1978**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006168</a>	2	9/20/2016	\$205,000	\$278,185	884	\$315	Average	Average	Fair	Good

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**ELK RIDGE II CONDOS - 17 SNOWFALL DR, MT CRESTED BUTTE**

BUILDING DETAILS: **10 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006242</a>	9	4/30/2018	\$242,000	\$250,228	876	\$286	Average	Fair	Average	Fair

**ELK RIDGE III CONDOS - 710 GOTHIC RD, MT CRESTED BUTTE**

BUILDING DETAILS: **9 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Hot Tub, Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005325</a>	4	1/29/2018	\$306,000	\$332,010	878	\$378	Average	Average	Good	Average

**EVERGREEN CONDOS - 35 EMMONS RD, MT CRESTED BUTTE**

BUILDING DETAILS: **16 Residential Units (2 Ground Floor Commercial Units)**; Quality: **Average**; Condition: **Average**; Year Built: **1980**;

CONDO AMENITIES: Hot Tub; Sauna; Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005753</a>	4	10/6/2016	\$218,000	\$292,120	1205	\$242	Average	Average	Average	Average
<a href="#">R005761</a>	12	7/13/2017	\$315,000	\$373,905	1205	\$310	Average	Average	Average	Average

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**EVERGREEN CONDOS (REDSTONE BUILDING) - 25 EMMONS RD, MT CRESTED BUTTE**

BUILDING DETAILS: **32 Residential Units** (2 Ground Floor Commercial Units); Quality: **Average**; Condition: **Average**; Year Built: **1980**;

CONDO AMENITIES: Hot Tub; Sauna; Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005783</a>	45	9/22/2016	\$241,000	\$327,037	1276	\$256	Average	Average	Average	Average
<a href="#">R005766</a>	20	10/7/2016	\$200,000	\$268,000	1045	\$256	Average	Fair	Average	Poor
<a href="#">R005764</a>	24	7/17/2017	\$250,000	\$296,750	1115	\$266	Average	Average	Average	Poor
<a href="#">R005765</a>	22	9/14/2017	\$175,000	\$201,775	731	\$276	Average	Fair	Average	Poor
<a href="#">R005785</a>	36	10/18/2017	\$184,500	\$209,592	731	\$287	Average	Average	Average	Average
<a href="#">R005777</a>	46	9/26/2017	\$241,000	\$277,873	948	\$293	Average	Average	Average	Average
<a href="#">R005763</a>	26	4/14/2017	\$178,000	\$220,364	731	\$301	Average	Average	Average	Poor
<a href="#">R005771</a>	H	2/21/2017	\$176,000	\$223,872	717	\$312	Average	Average	Average	Poor
<a href="#">R005790</a>	33	6/19/2018	\$400,000	\$400,000	1233	\$324	Good	Very Good	Average	Fair

**GATEWAY CONDOS - 18 SNOWMASS RD, MT CRESTED BUTTE**

BUILDING DETAILS: **18 Residential Units**; Qual: **Average**; Condition: **Average**; Year Blt: **1981**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Elevator; Hot Tub; Sauna; Outdoor Common Area; Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005955</a>	403	6/26/2017	\$645,000	\$776,580	1220	\$637	Average	Average	Good	Good

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

BUILDING DETAILS: **119 Residential Units**; Quality: **Good**; Condition: **Good**; Year Built: **2000**; Proximity to Ski Area: **Average**

CONDO AMENITIES: Front Desk, Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Public Restaurant/Bar on Site

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R042986</a>	153	4/26/2018	\$77,500	\$80,135	438	\$183	Good	Average	Good	Poor
<a href="#">R043004</a>	278	12/22/2016	\$65,000	\$84,890	436	\$195	Good	Average	Average	Fair
<a href="#">R043098</a>	577	8/9/2016	\$65,000	\$89,310	443	\$202	Good	Average	Average	Fair
<a href="#">R042984</a>	151	7/20/2017	\$84,000	\$99,708	491	\$203	Good	Average	Good	Poor
<a href="#">R043018</a>	278	4/24/2018	\$87,000	\$89,958	442	\$204	Good	Average	Average	Fair
<a href="#">R043040</a>	373	4/24/2018	\$85,000	\$87,890	429	\$205	Good	Average	Average	Fair
<a href="#">R043035</a>	368	8/31/2017	\$78,500	\$91,845	441	\$208	Good	Average	Average	Fair
<a href="#">R043068</a>	474	9/28/2017	\$80,000	\$92,240	439	\$210	Good	Average	Average	Average
<a href="#">R043055</a>	457	6/6/2018	\$95,000	\$95,000	449	\$212	Good	Average	Average	Average
<a href="#">R043097</a>	576	11/17/2017	\$85,500	\$95,675	440	\$217	Good	Average	Average	Average
<a href="#">R043016</a>	276	3/2/2017	\$76,500	\$96,008	442	\$217	Average	Average	Average	Fair
<a href="#">R042994</a>	180	1/3/2017	\$81,000	\$104,409	480	\$218	Average	Average	Good	Fair
<a href="#">R043087</a>	566	8/31/2016	\$68,000	\$93,432	424	\$220	Good	Average	Average	Fair
<a href="#">R043051</a>	453	6/7/2018	\$100,000	\$100,000	442	\$226	Good	Average	Average	Average
<a href="#">R043086</a>	565	5/8/2018	\$105,000	\$106,785	443	\$241	Good	Average	Average	Average
<a href="#">R043059</a>	465	6/21/2018	\$109,000	\$109,000	443	\$246	Good	Average	Average	Average
<a href="#">R043053</a>	455	8/28/2017	\$94,000	\$109,980	443	\$248	Good	Average	Average	Average
<a href="#">R043088</a>	567	1/13/2017	\$110,000	\$141,790	442	\$321	Good	Average	Average	Average



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

BUILDING DETAILS: **109 Residential Units**; Quality: **Good**; Condition: **Good**; Year Built: **2000**; Proximity to Ski Area: **Average**

CONDO AMENITIES: Front Desk, Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Public Restaurant/Bar on Site

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R043958</a>	120	7/19/2017	\$60,500	\$71,814	395	\$182	Good	Average	Good	Poor
<a href="#">R043967</a>	206	1/19/2018	\$68,000	\$73,780	391	\$189	Good	Average	Average	Poor
<a href="#">R043992</a>	308	12/21/2017	\$72,500	\$79,895	395	\$202	Good	Average	Average	Poor
<a href="#">R043990</a>	306	11/1/2017	\$72,500	\$81,128	391	\$207	Good	Average	Average	Poor
<a href="#">R043963</a>	125	6/7/2017	\$133,500	\$160,734	777	\$207	Good	Average	Good	Fair
<a href="#">R044008</a>	324	3/2/2018	\$150,000	\$157,650	739	\$213	Good	Average	Average	Average
<a href="#">R043979</a>	218	3/15/2017	\$66,250	\$83,144	391	\$213	Good	Average	Average	Poor
<a href="#">R044011</a>	404	3/9/2018	\$152,500	\$160,278	742	\$216	Good	Average	Average	Average
<a href="#">R043981</a>	220	1/27/2017	\$66,250	\$85,396	395	\$216	Good	Average	Average	Poor
<a href="#">R044027</a>	420	8/1/2017	\$73,000	\$85,410	395	\$216	Good	Average	Average	Fair
<a href="#">R044003</a>	319	12/20/2016	\$67,000	\$87,502	395	\$222	Good	Average	Average	Average
<a href="#">R043984</a>	223	6/21/2018	\$90,000	\$90,000	395	\$228	Good	Average	Average	Fair
<a href="#">R044050</a>	520	3/7/2017	\$72,000	\$90,360	395	\$229	Good	Average	Average	Fair
<a href="#">R044029</a>	422	12/2/2016	\$69,000	\$90,114	391	\$230	Good	Average	Average	Fair
<a href="#">R044046</a>	516	2/23/2017	\$71,750	\$91,266	395	\$231	Good	Average	Average	Fair
<a href="#">R044044</a>	514	11/22/2016	\$70,000	\$92,610	391	\$237	Good	Average	Average	Fair
<a href="#">R044007</a>	323	8/18/2017	\$80,000	\$93,600	395	\$237	Good	Average	Average	Average
<a href="#">R044038</a>	508	3/9/2017	\$75,000	\$94,125	395	\$238	Good	Average	Average	Fair
<a href="#">R044045</a>	515	2/9/2018	\$90,000	\$96,120	395	\$243	Good	Average	Average	Average
<a href="#">R044034</a>	504	6/28/2017	\$151,500	\$182,406	742	\$246	Good	Average	Average	Fair
<a href="#">R043978</a>	217	6/26/2018	\$99,999	\$99,999	391	\$256	Good	Average	Average	Fair
<a href="#">R044033</a>	503	1/24/2017	\$155,000	\$199,795	765	\$261	Good	Average	Average	Average

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

**2019 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

**HAWKS NEST TOWNHOMES - 17 HUNTER HILL RD, MT CRESTED BUTTE**

BUILDING DETAILS: **4 Residential Units**; Quality: **Good**; Condition: **Good**; Year Built: **2006**; Proximity to Ski Area: **Good**

CONDO AMENITIES: Indoor Parking, Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R044678</a>	1	11/13/2017	\$903,000	\$1,010,457	1770	\$571	Good	Good	Good	Very Good

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

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

CONDO AMENITIES: Indoor Parking, Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R041484</a>	C	11/29/2017	\$155,000	\$173,445	597	\$291	Average	Average	Average	Average
<a href="#">R041485</a>	D	9/29/2017	\$213,000	\$245,589	675	\$364	Average	Average	Average	Good

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

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

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

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005916</a>	305	5/2/2017	\$194,000	\$236,874	688	\$344	Average	Average	Average	Fair
<a href="#">R005925</a>	405	5/24/2018	\$235,000	\$238,995	688	\$347	Average	Average	Average	Fair
<a href="#">R005931</a>	507	10/27/2016	\$310,000	\$415,400	1100	\$378	Average	Average	Average	Very Good
<a href="#">R005913</a>	203	9/13/2016	\$252,000	\$341,964	844	\$405	Good	Good	Average	Poor
<a href="#">R005919</a>	301	8/3/2017	\$310,000	\$362,700	850	\$427	Average	Average	Average	Fair

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### MOUNTAINEER SQUARE CONDOS (PHASE 1) - 620 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **201 Residential Units** (Ground Floor Commercial Units); Quality: **Very Good**; Condition: **Good**; Year Built: **2006**;

CONDO AMENITIES: Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Bar on Site, Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R044514</a>	222	4/17/2017	\$441,000	\$545,958	1391	\$392	Good	Very Good	Good	Average
<a href="#">R044495</a>	203	12/12/2017	\$350,000	\$385,700	977	\$395	Good	Very Good	Good	Fair
<a href="#">R044531</a>	316	10/3/2017	\$515,000	\$585,040	1429	\$409	Good	Very Good	Good	Fair
<a href="#">R044552</a>	414	3/23/2018	\$580,000	\$609,580	1428	\$427	Good	Very Good	Good	Fair
<a href="#">R044493</a>	201	11/1/2017	\$530,000	\$593,070	1290	\$460	Good	Very Good	Good	Fair
<a href="#">R044517</a>	302	9/29/2017	\$515,000	\$593,795	1250	\$475	Good	Very Good	Good	Average
<a href="#">R044553</a>	415	8/11/2017	\$525,000	\$614,250	1286	\$478	Good	Very Good	Good	Average
<a href="#">R044507</a>	215	8/14/2017	\$350,000	\$409,500	836	\$490	Good	Very Good	Good	Fair
<a href="#">R044542</a>	404	11/9/2017	\$400,000	\$447,600	889	\$503	Good	Very Good	Good	Fair
<a href="#">R044565</a>	503	3/19/2018	\$860,000	\$903,860	1791	\$505	Good	Very Good	Good	Good
<a href="#">R044557</a>	419	4/5/2018	\$625,000	\$646,250	1265	\$511	Good	Very Good	Good	Average
<a href="#">R044528</a>	313	11/3/2017	\$385,000	\$430,815	833	\$517	Good	Very Good	Good	Fair
<a href="#">R044586</a>	608	6/29/2017	\$565,000	\$680,260	1302	\$522	Good	Very Good	Good	Average
<a href="#">R044502</a>	210	8/25/2017	\$285,000	\$333,450	534	\$624	Good	Very Good	Good	Fair
<a href="#">R044567</a>	419	1/5/2017	\$635,000	\$818,515	1268	\$646	Good	Very Good	Good	Good
<a href="#">R044533</a>	318	1/10/2017	\$213,500	\$275,202	400	\$688	Good	Good	Good	Fair

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### MOUNTAIN SUNRISE CONDOMINIUMS - 15 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **26 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Front Desk, Hot Tub, Outdoor Common Area, Sauna, Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005246</a>	118	9/15/2017	\$270,000	\$311,310	928	\$335	Average	Fair	Good	Average
<a href="#">R005248</a>	105	4/4/2018	\$338,000	\$349,492	949	\$368	Average	Average	Good	Good
<a href="#">R005230</a>	110	9/30/2016	\$259,000	\$351,463	928	\$379	Good	Good	Good	Good
<a href="#">R005232</a>	112	7/31/2017	\$300,000	\$356,100	928	\$384	Good	Good	Good	Good
<a href="#">R005222</a>	101	7/8/2016	\$280,000	\$389,480	949	\$410	Average	Average	Good	Good
<a href="#">R005228</a>	108	5/25/2017	\$312,500	\$381,563	927	\$412	Good	Good	Good	Good

### OUT RUN CONDOS (BUILDINGS A,B,C,D,E,J,L,M,O) - 721 & 741 GOTHIC ROAD, MT CRESTED BUTTE

BUILDING DETAILS: **42 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1979**; Proximity to Ski Area: **Fair**

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

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005190</a>	C-4	1/6/2017	\$325,000	\$418,925	1296	\$323	Average	Average	Average	Good
<a href="#">R005199</a>	D-4	6/15/2017	\$375,000	\$451,500	1289	\$350	Good	Good	Average	Good
<a href="#">R005208</a>	J-5	3/15/2018	\$170,000	\$178,670	501	\$357	Average	Average	Good	Poor

### OUT RUN CONDOS (POPLAR BUILDING) - 741 GOTHIC ROAD, MT CRESTED BUTTE

BUILDING DETAILS: **9 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **2008**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Elevator, Hot Tub (Indoor and Outdoor), Sauna, Outdoor Common Areas, Tennis Court, Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R070790</a>	P-3	1/3/2017	\$420,000	\$541,380	1271	\$426	Good	Good	Good	Average
<a href="#">R070792</a>	P-5	6/7/2017	\$470,000	\$565,880	1269	\$446	Good	Good	Good	Good
<a href="#">R070793</a>	P-6	5/31/2017	\$500,000	\$610,500	1266	\$482	Good	Good	Good	Very Good

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### OVERLOOK AT MT CB CONDOS - 11 OVERLOOK DR, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1983**; Proximity to Ski Area: **Poor**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R031097</a>	3	10/19/2017	\$200,000	\$227,200	738	\$308	Average	Average	Good	Very Good

### PARADISE CONDOMINIUMS - 20 HUNTER HILL RD, MT CRESTED BUTTE

BUILDING DETAILS: **25 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1979**; Proximity to Ski Area: **Good**

CONDO AMENITIES: Hot Tub, Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006246</a>	203-A	12/13/2016	\$359,500	\$469,507	1727	\$272	Average	Average	Good	Good
<a href="#">R006253</a>	208-C	11/15/2016	\$380,000	\$502,740	1727	\$291	Average	Average	Good	Good
<a href="#">R006260</a>	211-D	4/18/2017	\$408,900	\$506,218	1727	\$293	Average	Average	Good	Good
<a href="#">R006264</a>	111-D	11/20/2017	\$299,000	\$334,581	986	\$339	Average	Average	Good	Good
<a href="#">R006262</a>	109-D	1/2/2018	\$334,000	\$362,390	986	\$368	Average	Average	Good	Good
<a href="#">R006249</a>	103-A	1/31/2017	\$302,500	\$389,923	986	\$395	Good	Good	Good	Good
<a href="#">R006247</a>	101-A	10/13/2016	\$305,000	\$408,700	986	\$415	Good	Good	Good	Good

### PITCHFORK FLATS CONDOMINIUMS (LOT 6) - 412 HORSESHOE DR, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **2005**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R044350</a>	412	12/15/2016	\$421,000	\$549,826	1774	\$310	Average	Good	Good	Good

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### PITCHFORK FLATS CONDOMINIUMS (LOT 33) - 102 BIG SKY DR, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **2006**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R044348</a>	D	8/24/2017	\$390,000	\$456,300	1114	\$410	Average	Good	Good	Average

### PLAZA AT WOOD CREEK CONDOS - 11 SNOWMASS RD, MT CRESTED BUTTE

BUILDING DETAILS: **62 Residential Units** (Main level commercial units); Quality: **Average**; Condition: **Average**; Year Built: **1981**;

CONDO AMENITIES: Front Desk, Elevator(s), Hot Tub (Indoor and Outdoor), Sauna, Indoor and Outdoor Common Areas, Tennis Courts, Covered Parking, Public Restaurant/Bar on Site

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005973</a>	33	6/18/2018	\$250,000	\$250,000	1196	\$209	Good	Good	Average	Average
<a href="#">R006003</a>	337	8/18/2016	\$199,000	\$273,426	1059	\$258	Average	Average	Average	Fair
<a href="#">R005975</a>	131	11/16/2016	\$214,000	\$283,122	1040	\$272	Average	Average	Average	Good
<a href="#">R006017</a>	439	10/26/2016	\$282,500	\$378,550	1376	\$275	Average	Average	Average	Fair
<a href="#">R005992</a>	238	10/28/2016	\$235,600	\$315,704	1066	\$296	Good	Good	Average	Fair
<a href="#">R005991</a>	237	3/17/2017	\$268,000	\$336,340	1055	\$319	Good	Good	Average	Fair
<a href="#">R006018</a>	440	9/21/2017	\$395,000	\$455,435	1340	\$340	Good	Good	Average	Fair
<a href="#">R006012</a>	434	10/18/2017	\$412,000	\$468,032	1340	\$349	Average	Average	Average	Very Good
<a href="#">R006007</a>	341	10/24/2016	\$275,000	\$368,500	1039	\$355	Good	Good	Average	Average
<a href="#">R006028</a>	540	7/13/2016	\$362,500	\$504,238	1373	\$367	Good	Good	Average	Good
<a href="#">R027753</a>	532	2/16/2018	\$370,000	\$395,160	1063	\$372	Good	Good	Average	Very Good
<a href="#">R006030</a>	542	4/28/2017	\$325,000	\$402,350	1059	\$380	Good	Good	Average	Good
<a href="#">R006033</a>	637	3/6/2018	\$380,000	\$399,380	1045	\$382	Good	Good	Average	Average
<a href="#">R006023</a>	535	10/30/2017	\$405,000	\$460,080	1070	\$430	Very Good	Very Good	Average	Very Good

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### SAN MORITZ CONDOS (ALL BUILDINGS) - 15 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **48 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1979**; Proximity to Ski Area: **Good**

CONDO AMENITIES: Front Desk, Hot Tub, Sauna, Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006114</a>	103-P	6/28/2017	\$220,000	\$264,880	1001	\$265	Average	Fair	Good	Good
<a href="#">R006157</a>	101-K	11/17/2016	\$210,000	\$277,830	1036	\$268	Average	Average	Average	Good
<a href="#">R006126</a>	104-K	3/31/2018	\$288,000	\$302,688	1033	\$293	Good	Average	Average	Good
<a href="#">R026263</a>	304-P	3/31/2017	\$455,000	\$571,025	1833	\$312	Very Good	Very Good	Good	Good
<a href="#">R006119</a>	102-I	11/1/2016	\$242,000	\$320,166	1003	\$319	Average	Average	Good	Good
<a href="#">R006130</a>	202-P	9/2/2016	\$322,750	\$437,972	1324	\$331	Good	Good	Good	Good
<a href="#">R006117</a>	104-I	3/30/2018	\$320,000	\$336,320	994	\$338	Average	Average	Good	Good
<a href="#">R006138</a>	204-K	3/14/2017	\$355,000	\$445,525	1333	\$334	Good	Good	Average	Good
<a href="#">R006131</a>	201-P	10/14/2016	\$343,000	\$459,620	1330	\$346	Good	Good	Good	Good
<a href="#">R006139</a>	203-K	5/31/2018	\$481,000	\$489,177	1331	\$368	Very Good	Very Good	Average	Good

### SILVER RIDGE CONDOMINIUMS - 16 SNOWMASS RD, MT CRESTED BUTTE

BUILDING DETAILS: **12 Residential Units**; Quality: **Very Good**; Condition: **Good**; Year Built: **1999**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Private Indoor Parking, Private Elevator

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R040148</a>	12	1/19/2017	\$1,550,000	\$1,997,950	2808	\$712	Very Good	Excellent	Very Good	Very Good

### SKI JUMP CONDOMINIUMS - 755 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **12 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1978**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Private Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005137</a>	10	1/30/2017	\$347,500	\$447,928	1438	\$311	Good	Good	Average	Average

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### SNOW CASTLE CONDOMINIUMS - 35 CASTLE RD, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Fair**  
CONDO AMENITIES: Hot Tub

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006275</a>	2	12/29/2017	\$325,000	\$358,150	851	\$421	Good	Average	Average	Good

### SNOWCREST CONDOMINIUMS - 40 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **37 Residential Units (2 Commercial)**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Average**  
CONDO AMENITIES: Hot Tub, Indoor and Outdoor Common Areas, Indoor Parking (Units 1-16 & 25 only)

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005679</a>	2	5/10/2018	\$215,000	\$218,655	986	\$222	Average	Average	Average	Average
<a href="#">R005693</a>	18	11/10/2017	\$245,000	\$274,155	1042	\$263	Average	Average	Average	Average
<a href="#">R005698</a>	23	12/7/2016	\$217,000	\$283,402	1042	\$272	Average	Average	Average	Average
<a href="#">R005707</a>	33	3/9/2017	\$230,000	\$288,650	1049	\$275	Average	Average	Average	Fair
<a href="#">R005701</a>	27	5/25/2018	\$280,000	\$284,760	990	\$288	Average	Average	Average	Fair
<a href="#">R005685</a>	9	3/10/2017	\$250,000	\$313,750	986	\$318	Average	Average	Average	Average
<a href="#">R005687</a>	11	1/12/2017	\$270,001	\$348,031	1042	\$334	Good	Good	Average	Average
<a href="#">R005684</a>	8	2/20/2017	\$276,000	\$351,072	986	\$356	Average	Average	Average	Average

### SNOWFALL POINT CONDOMINIUMS - 20 SNOWFALL DR, MT CRESTED BUTTE

BUILDING DETAILS: **14 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1986**; Proximity to Ski Area: **Fair**  
CONDO AMENITIES: Indoor Parking

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006192</a>	5-A	8/2/2017	\$377,975	\$442,231	1074	\$412	Good	Good	Very Good	Good



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

**2019 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

**SOLAR SIXPLEX CONDOMINIUMS - 26 CASTLE RD, MT CRESTED BUTTE**

BUILDING DETAILS: **6 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: None

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006333</a>	3	9/15/2017	\$180,000	\$207,540	649	\$320	Below Average	Fair	Average	Fair

**THREE SEASONS CONDOMINIUMS - 701 GOTHIC RD, MT CRESTED BUTTE**

BUILDING DETAILS: **53 Residential Units**; (Commercial units on first level) Quality: **Average**; Condition: **Average**; Year Built: **1979**;

CONDO AMENITIES: Front Desk, Dumbwaiter, Indoor Hot Tub, Sauna, Indoor Swimming Pool, Indoor and Outdoor Common Areas

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005289</a>	202	8/1/2017	\$130,000	\$152,100	719	\$212	Average	Fair	Average	Fair
<a href="#">R005317</a>	336	11/8/2016	\$125,000	\$165,375	719	\$230	Average	Fair	Average	Average
<a href="#">R005293</a>	232	5/24/2017	\$143,000	\$174,603	719	\$243	Average	Fair	Average	Fair
<a href="#">R005315</a>	332	6/15/2017	\$150,000	\$180,600	719	\$251	Average	Fair	Average	Average
<a href="#">R005316</a>	334	7/13/2017	\$152,000	\$180,424	719	\$251	Average	Fair	Average	Average
<a href="#">R005295</a>	236	3/31/2017	\$173,000	\$217,115	719	\$302	Good	Good	Average	Fair
<a href="#">R005290</a>	204	2/5/2018	\$225,000	\$240,300	719	\$334	Good	Good	Average	Fair
<a href="#">R005298</a>	242	4/12/2018	\$235,000	\$242,990	719	\$338	Good	Good	Average	Fair

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

## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### TIMBERLINE CONDOS (BOTH BUILDINGS A & B) - 32 & 60 HUNTER HILL RD, MT CRESTED BUTTE

BUILDING DETAILS: **32 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1981**; Proximity to Ski Area: **Average**

CONDO AMENITIES: Outdoor Common Area

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006307</a>	B-306	12/27/2017	\$143,300	\$157,917	984	\$160	Average	Fair	Poor	Minimal
<a href="#">R006300</a>	B-207	7/31/2017	\$105,000	\$124,635	691	\$180	Average	Fair	Poor	Minimal
<a href="#">R006304</a>	B-303	5/18/2017	\$172,500	\$210,623	984	\$214	Average	Average	Poor	Very Good
<a href="#">R006288</a>	A-401	8/16/2016	\$165,000	\$226,710	975	\$233	Average	Fair	Poor	Poor
<a href="#">R006291</a>	B-102	4/10/2017	\$137,500	\$170,225	688	\$247	Average	Good	Poor	Very Good
<a href="#">R006286</a>	A-303	8/31/2017	\$142,000	\$166,140	633	\$262	Below Average	Fair	Poor	Poor

### TIMBERS CONDOMINIUMS AMENDED - 20 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **44 Residential Units**; Quality: **Average**; Condition: **Very Good**; Year Built: **2008**; Proximity to Ski Area: **Average**

CONDO AMENITIES: Hot Tub; Elevator; Outdoor Common Area; Deluxe Ski Storage

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R072032</a>	1	11/3/2016	\$89,000	\$117,747	492	\$239	Very Good	Average	Good	Minimal
<a href="#">R072050</a>	109	6/29/2017	\$158,600	\$190,954	546	\$350	Very Good	Average	Good	Poor
<a href="#">R072044</a>	103	12/2/2016	\$155,000	\$202,430	546	\$371	Very Good	Average	Good	Poor
<a href="#">R072042</a>	101	10/28/2016	\$155,000	\$207,700	558	\$372	Very Good	Average	Good	Poor
<a href="#">R072048</a>	107	10/3/2016	\$155,000	\$207,700	552	\$376	Very Good	Average	Good	Poor
<a href="#">R072046</a>	105	9/13/2016	\$155,000	\$210,335	552	\$381	Very Good	Average	Good	Poor
<a href="#">R072062</a>	209	7/1/2016	\$172,700	\$240,226	621	\$387	Very Good	Average	Good	Poor
<a href="#">R072045</a>	104	8/31/2016	\$168,700	\$231,794	552	\$420	Very Good	Average	Good	Average
<a href="#">R072035</a>	6	7/7/2016	\$167,600	\$233,132	552	\$422	Very Good	Average	Good	Fair
<a href="#">R072038</a>	12	8/11/2016	\$184,780	\$253,888	554	\$458	Very Good	Average	Good	Fair
<a href="#">R072064</a>	212	5/1/2018	\$325,000	\$330,525	720	\$459	Very Good	Average	Good	Good

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

**2019 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

<b>TIMBERS CONDOMINIUMS continued</b>										
ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R072037</a>	10	8/11/2016	\$184,780	\$253,888	552	\$460	Very Good	Average	Good	Fair
<a href="#">R072033</a>	2	7/25/2016	\$184,780	\$257,029	556	\$462	Very Good	Average	Good	Fair
<a href="#">R072041</a>	100	8/5/2016	\$190,400	\$261,610	556	\$471	Very Good	Average	Good	Average
<a href="#">R072051</a>	110	8/18/2016	\$190,400	\$261,610	554	\$472	Very Good	Average	Good	Average
<a href="#">R072047</a>	106	8/18/2016	\$190,400	\$261,610	552	\$474	Very Good	Average	Good	Average
<a href="#">R072049</a>	108	8/22/2016	\$190,400	\$261,610	552	\$474	Very Good	Average	Good	Average
<a href="#">R072066</a>	301	7/21/2016	\$190,400	\$264,846	558	\$475	Very Good	Average	Good	Fair
<a href="#">R072070</a>	305	8/29/2017	\$226,000	\$264,420	552	\$479	Very Good	Average	Good	Poor
<a href="#">R072043</a>	102	7/13/2016	\$190,400	\$264,846	552	\$480	Very Good	Average	Good	Average
<a href="#">R072059</a>	206	8/19/2016	\$196,140	\$269,496	552	\$488	Very Good	Average	Good	Average
<a href="#">R072067</a>	302	10/6/2016	\$202,320	\$271,109	552	\$491	Very Good	Average	Good	Good
<a href="#">R072063</a>	210	7/15/2016	\$196,140	\$272,831	554	\$492	Very Good	Average	Good	Average
<a href="#">R072054</a>	201	5/1/2018	\$271,000	\$275,607	558	\$494	Very Good	Average	Good	Poor
<a href="#">R072061</a>	208	7/18/2016	\$196,140	\$272,831	552	\$494	Very Good	Average	Good	Average
<a href="#">R072073</a>	308	7/7/2016	\$202,320	\$281,427	552	\$510	Very Good	Average	Good	Good
<a href="#">R072065</a>	300	7/21/2016	\$202,320	\$281,427	556	\$506	Very Good	Average	Good	Good
<a href="#">R072058</a>	205	12/13/2017	\$255,000	\$281,010	552	\$509	Very Good	Average	Good	Poor
<a href="#">R072057</a>	204	6/19/2017	\$245,000	\$294,980	552	\$534	Very Good	Average	Good	Fair
<a href="#">R072034</a>	4	3/30/2018	\$285,000	\$299,535	552	\$543	Very Good	Average	Good	Fair

**VILLAGE CENTER CONDOS - AXTELL - 12 SNOWMASS RD, MT CRESTED BUTTE**

BUILDING DETAILS: **22 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Hot Tub

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005648</a>	318	3/6/2017	\$252,500	\$316,888	683	\$464	Average	Average	Average	Poor

SALES STUDY PERIOD:  
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**2019 REAPPRAISAL  
ECONOMIC AREA 6:  
MT. CRESTED BUTTE CONDOMINIUMS**

**VILLAGE CENTER CONDOS - EMMONS - 11 EMMONS RD, MT CRESTED BUTTE**

BUILDING DETAILS: **22 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Very Good**  
CONDO AMENITIES: Hot Tub

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005635</a>	431	2/13/2017	\$179,000	\$227,688	860	\$265	Average	Average	Average	Fair
<a href="#">R005630</a>	426	9/27/2017	\$322,000	\$371,266	1013	\$367	Average	Average	Average	Poor
<a href="#">R005633</a>	429	10/3/2017	\$332,500	\$377,720	1012	\$373	Good	Good	Average	Fair
<a href="#">R005625</a>	329	9/26/2017	\$172,500	\$198,893	476	\$418	Average	Average	Average	Poor
<a href="#">R005637</a>	433	9/30/2016	\$250,000	\$339,250	794	\$427	Very Good	Very Good	Average	Fair
<a href="#">R005634</a>	430	2/23/2018	\$325,000	\$347,100	797	\$436	Good	Good	Average	Fair
<a href="#">R005621</a>	325	8/30/2017	\$239,000	\$279,630	560	\$499	Very Good	Very Good	Average	Poor
<a href="#">R005618</a>	322	9/27/2017	\$205,000	\$236,365	402	\$588	Good	Very Good	Average	Fair

**WEST ELK TOWNHOUSES - 21 CASTLE DR, MT CRESTED BUTTE**

BUILDING DETAILS: **6 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Fair**  
CONDO AMENITIES: Hot Tub, COVERED PARKING

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R006322</a>	5	2/28/2018	\$375,000	\$400,500	1097	\$365	Good	Good	Very Good	Average
<a href="#">R006318</a>	1	8/24/2017	\$440,000	\$514,800	1099	\$468	Good	Very Good	Very Good	Average

SALES STUDY PERIOD:  
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## 2019 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

### WESTWALL LODGE - 14 HUNTER HILL RD, MT CRESTED BUTTE

BUILDING DETAILS: **44 Residential Units**; Quality: **Very Good**; Condition: **Good**; Year Built: **2004**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Elevator, Hot Tub, Sauna, Swimming Pool, Exercise Room, Indoor and Outdoor Common Areas, Bar on Site,

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R043795</a>	A-202	5/9/2017	\$677,500	\$827,228	1714	\$483	Very Good	Very Good	Good	Average
<a href="#">R043813</a>	A-406	2/15/2018	\$796,000	\$850,128	1615	\$526	Very Good	Very Good	Good	Average
<a href="#">R043801</a>	A-208	9/14/2016	\$750,000	\$1,017,750	1874	\$543	Very Good	Very Good	Good	Average
<a href="#">R043894</a>	C-304	1/8/2018	\$859,200	\$932,232	1517	\$615	Very Good	Very Good	Good	Good
<a href="#">R043884</a>	C-103	5/24/2017	\$1,280,000	\$1,562,880	1964	\$796	Very Good	Very Good	Very Good	Very Good
<a href="#">R043814</a>	B-201	8/31/2016	\$1,560,000	\$2,143,440	2572	\$833	Very Good	Very Good	Good	Very Good
<a href="#">R043891</a>	C-301	9/14/2017	\$1,800,000	\$2,075,400	2395	\$867	Very Good	Very Good	Good	Very Good

### WOOD CREEK CONDOMINIUMS - 400 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **28 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Average**

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

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	UNIT CONDITION	UNIT QUALITY	UNIT ACCESS	UNIT VIEW
<a href="#">R005853</a>	505	9/28/2016	\$205,000	\$278,185	1197	\$232	Average	Average	Average	Average
<a href="#">R005847</a>	403	1/11/2018	\$310,000	\$336,350	1143	\$294	Good	Good	Average	Average
<a href="#">R005840</a>	304	3/3/2017	\$140,000	\$175,700	595	\$295	Average	Average	Average	Fair
<a href="#">R005858</a>	305	11/21/2016	\$145,000	\$191,835	617	\$311	Average	Average	Average	Fair
<a href="#">R005842</a>	306	9/1/2016	\$102,000	\$138,414	437	\$317	Average	Average	Average	Average
<a href="#">R005835</a>	301	1/12/2018	\$305,000	\$330,925	903	\$366	Good	Good	Average	Good
<a href="#">R005859</a>	203	2/22/2018	\$236,500	\$252,582	608	\$415	Good	Good	Average	Average
<a href="#">R005830</a>	102	3/28/2018	\$237,500	\$249,613	585	\$427	Good	Good	Average	Average