

**2023 REAPPRAISAL
ECONOMIC AREA 2**

VACANT LAND:

TOWN OF CRESTED BUTTE

SALES STUDY PERIOD:

JULY 1, 2017 - JUNE 30, 2022

NORTHWEST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R073265	9/15/2020	\$1,050,000	\$1,546,125	9,583	\$161.34	3255-031-01-014	TRACT 5, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073267	1/12/2021	\$1,200,000	\$1,659,000	9,583	\$173.12	3255-031-06-016	TRACT 7, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073269	8/3/2020	\$720,000	\$1,076,400	6,098	\$176.52	3255-031-06-018	TRACT 9, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073268	7/6/2020	\$720,000	\$1,092,600	6,098	\$179.17	3255-031-06-017	TRACT 8, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073262	1/4/2021	\$825,000	\$1,140,563	6,098	\$187.04	3255-031-01-011	TRACT 2, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073263	11/20/2020	\$800,000	\$1,142,000	6,098	\$187.27	3255-031-01-012	TRACT 3, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073849	9/16/2021	\$1,500,000	\$1,803,750	9,583	\$188.22	3255-031-05-040	TRACT 5, BLOCK 2, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073264	9/22/2020	\$800,000	\$1,178,000	6,098	\$193.18	3255-031-01-013	TRACT 4, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION	
R030106	8/5/2020	\$905,000	\$1,352,975	6,250	\$216.48	3255-031-04-011	PART OF LOTS 29-32, BLOCK 10	
R073266	7/15/2020	\$1,050,000	\$1,593,375	6,098	\$261.29	3255-031-06-015	TRACT 6, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073857	9/17/2021	\$1,400,000	\$1,683,500	6,250	\$269.36	3255-031-05-048	TRACT 5, BLOCK 11, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073856	9/2/2021	\$1,500,000	\$1,803,750	6,250	\$288.60	3255-031-05-047	TRACT 4, BLOCK 11, TEOCALLI AVENUE TRACTS SUBDIVISION	
R073845	2/17/2022	\$2,900,000	\$3,161,000	6,250	\$505.76	3255-031-05-036	TRACT 1, BLOCK 2, TEOCALLI AVENUE TRACTS SUBDIVISION	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: LOCATION IN NW QUARTER, ON CREEK, OUSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS, ALLEY ACCESS ONLY, OUTSIDE INFLUENCE, STEEP SLOPE

**2023 REAPPRAISAL
ECONOMIC AREA 2
VACANT LAND:
TOWN OF CRESTED BUTTE**

**SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2022**

NORTHWEST QUARTER: KAPUSHION								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031563	10/11/2017	\$900,000	\$2,034,000	8,437	\$241.08	3177-344-01-008	LOT 8, KAPUSHION SUBDIVISION	
R031587	7/2/2020	\$2,279,500	\$3,459,141	9,375	\$368.98	3177-344-02-032	LOT 32, KAPUSHION SUBDIVISION	OUTSTANDING VIEWS

*UPWARD ADJUSTMENTS IN THIS LEA INLCUDE: LOCATION IN NW QUARTER, LOCATION IN KAPUSHION SUBDIVISION, ON CREEK, OUTSTANDING VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INLCUDE: NO VEHICULAR ACCESS, ALLEY ACCESS ONLY, OUTSIDE INFLUENCE, STEEP SLOPE*

SOUTHWEST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R003381	2/5/2021	\$849,000	\$1,154,640	6,250	\$184.74	3255-031-79-003	LOTS 5 & 6, BLOCK 35	

*UPWARD ADJUSTMENTS IN THIS LEA INLCUDE: ON CREEK
DOWNWARD ADJUSTMENTS IN THIS LEA INLCUDE: NO VEHICULAR ACCESS, ALLEY ACCESS ONLY, ON BUSY STREET, OUTSIDE INFLUENCE, STEEP SLOPE*

NORTHEAST QUARTER								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R026747	4/12/2022	\$729,000	\$761,805	5,938	\$128.29	3255-022-26-002	LOT 5 AND PART OF LOTS 4 & 6, BLOCK 56	
R042823	8/25/2021	\$809,000	\$991,025	6,250	\$158.56	3255-022-25-017	LOTS 5 & 6, BLOCK 57	

*UPWARD ADJUSTMENTS IN THIS LEA INLCUDE: PANORAMIC VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INLCUDE: LOCATION IN NE QUARTER, ADJACENT TO SEWER PLANT, ON BUSY STREET, OUTSIDE INFLUENCE*

**2023 REAPPRAISAL
ECONOMIC AREA 2**

VACANT LAND:

TOWN OF CRESTED BUTTE

SALES STUDY PERIOD:

JULY 1, 2017 - JUNE 30, 2022

SOUTHEAST QUARTER: VERZUH								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R041107 R041108	9/17/2019	\$1,475,000	\$2,570,188	22,500	\$114.23	3255-022-80-003 & 3255-022-80-004	TRACTS 3 & 4, BLOCK 74, VERZUH RANCH ANNEXATION	OUTSIDE INFLUENCE
R041104	8/9/2017	\$730,000	\$1,682,650	11,250	\$149.57	3255-022-79-005	TRACT 5, BLOCK 75, VERZUH RANCH ANNEXATION	
R041101	7/2/2019	\$1,000,000	\$1,787,500	11,250	\$158.89	3255-022-79-002	TRACT 2, BLOCK 75, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS
R041102	3/10/2020	\$1,287,500	\$2,069,656	11,250	\$183.97	3255-022-79-003	TRACT 3, BLOCK 75, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS
R041072	3/19/2019	\$1,125,000	\$2,112,188	11,400	\$185.28	3255-022-77-003	TRACT 3, BLOCK 71, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS
R041060	7/28/2020	\$1,400,000	\$2,124,500	10,688	\$198.77	3255-022-76-002	TRACT 2, BLOCK 70, VERZUH RANCH ANNEXATION	
R041108	7/28/2020	\$1,400,000	\$2,124,500	10,688	\$198.77	3255-022-76-002	TRACT 2, BLOCK 70, VERZUH RANCH ANNEXATION	OUTSIDE INFLUENCE
R041061	8/2/2019	\$1,250,000	\$2,206,250	10,688	\$206.42	3255-022-76-003	TRACT 3, BLOCK 70, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS
R041045	10/4/2019	\$875,000	\$1,505,000	6,000	\$250.83	3255-022-34-003	TRACT 7, BLOCK 69, VERZUH RANCH ANNEXATION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INLCUDE: OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INLCUDE: OUTSIDE INFLUENCE

THE HEIGHTS								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R003293	12/11/2018	\$1,200,000	\$2,334,000	13,855	\$168.46	3255-031-60-012	SITE 5, THE HEIGHTS AT CRESTED BUTTE	OUTSTANDING VIEWS
R027747	9/11/2017	\$820,000	\$1,871,650	9,375	\$199.64	3255-031-60-012	SITE 12, THE HEIGHTS AT CRESTED BUTTE	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INLCUDE: OUTSTANDING VIEWS

**2023 REAPPRAISAL
ECONOMIC AREA 2**

VACANT LAND:

TOWN OF CRESTED BUTTE

SALES STUDY PERIOD:

JULY 1, 2017 - JUNE 30, 2022

TREASURY HILL								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R028068	10/20/2017	\$575,000	\$1,299,500	9,375	\$138.61	3255-032-03-003	LOT 3, TREASURY HILL SUBDIVISION	
R030159	11/23/2018	\$1,050,000	\$2,065,875	11,333	\$182.29	3255-032-03-003	LOT 13, TREASURY HILL SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INLCUDE: LOCATION IN NW QUARTER, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INLCUDE: LOCATION IN TREASURY HILL

AFFORDABLE HOUSING - DEED RESTRICTED								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R072215	4/24/2019	\$40,000	\$40,000	4,800	\$8.33	3255-022-02-021	LOT 5, BLOCK 79, PARADISE PARK SUBDIVISION	
R072227	5/24/2018	\$45,000	\$45,000	4,800	\$9.38	3255-022-02-033	LOT 17, BLOCK 79, PARADISE PARK SUBDIVISION	
R072223	4/24/2019	\$30,000	\$30,000	3,125	\$9.60	3255-022-02-029	LOT 13, BLOCK 79, PARADISE PARK SUBDIVISION	
R072217	7/16/2018	\$55,000	\$55,000	5,400	\$10.19	3255-022-02-023	LOT 7, BLOCK 79, PARADISE PARK SUBDIVISION	
R072211	7/24/2017	\$65,000	\$65,000	6,000	\$10.83	3255-022-02-017	LOT 1, BLOCK 79, PARADISE PARK SUBDIVISION	
R042315	5/15/2020	\$20,000	\$20,000	1,343	\$14.89	3255-034-01-010	UNIT 1, RED LADY ESTATES CONDOMINIUMS	

**2023 REAPPRAISAL
ECONOMIC AREA 2**

VACANT LAND:

TOWN OF CRESTED BUTTE

SALES STUDY PERIOD:

JULY 1, 2017 - JUNE 30, 2022

COMMERCIAL ZONING - C								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R072729	3/29/2021	\$950,000	\$950,000	15,625	\$60.80	3255-031-82-038	LOTS 19-23, BLOCK 38	BELLEVIEW COMMERCIAL
R042882	6/30/2021	\$390,000	\$390,000	5,000	\$78.00	3255-031-83-035	TRACT W, BLUE SKIES RESOURCES SUBDIVISION	BELLEVIEW COMMERCIAL
R072730	3/21/2018	\$200,000	\$300,440	3,125	\$96.14	3255-031-82-037	LOT 24, BLOCK 38, CRESTED BUTTE	BELLEVIEW COMMERCIAL
R071725	6/18/2021	\$225,000	\$225,000	1,875	\$120.00	3255-031-83-046	PART OF LOT 17, BLOCK 39	BELLEVIEW COMMERCIAL

MIXED ZONING - T/B2 TOURIST/BUSINESS/HIGHWAY RELATED								
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R044672 R044360 R003452	1/28/2021	\$5,500,000	\$5,500,000	62,500	\$88.00	3255-031-01-009, 3255-031-06-007 & 3255-031-01-001	LOTS 1-15 & 28-32, BLOCK 1 AND LOTS 1-5 & 28-32, BLOCK 12	BUSINESS HIGHWAY
R071782	9/10/2018	\$585,000	\$830,700	9,375	\$88.61	3255-031-81-018	TRACT 2, ANTHRACITE PLACE SUBDIVISION	BUSINESS HIGHWAY
R002825	3/9/2022	\$2,325,000	\$2,325,000	24,675	\$94.22	3255-022-30-005	LOTS 10-16 AND ADJACENT ALLEY, BLOCK 54	BUSINESS HIGHWAY