

SALES STUDY PERIOD
JULY 1, 2020 - JUNE 30, 2022

**2023 REAPPRAISAL
ECONOMIC AREA 2:
CRESTED BUTTE CONDOMINIUMS**

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
BONNIE KATE CONDOMINIUMS - 421 WHITEROCK AVE												
R003390	4	8/24/2020	\$435,000	\$727,190	916	\$794	-	Average	Average	Average	Fair Plus	1974
R003387	5	5/26/2022	\$740,000	\$761,682	871	\$874	-	Average	Fair	Average	Fair Plus	1974
BUTTE VIEW CONDOMINIUMS - 620/622 BUTTE AVE												
R071645	A	4/8/2021	\$675,000	\$968,018	808	\$1,198	-	Good	Average	Average	Fair Plus	1999
CIMMARON CONDOMINIUMS - 725/727 RED LADY AVE												
R030032	1	10/19/2020	\$864,900	\$1,422,034	1734	\$820	253	Good	Average	Average	Average	1996
COAL CREEK CONDOMINIUMS - 28 - 32 WHITEROCK AVE												
R003303	1	6/18/2021	\$417,600	\$577,374	542	\$1,065	-	Good	Average	Average	Fair Plus	1976
CREEKSIDE PLAZA CONDOMINIUMS - 218 MAROON AVE												
R073275	E	3/10/2021	\$275,000	\$401,748	285	\$1,410	-	Average	Fair	Average	Fair	1980
CRYSTAL CREEK CONDOMINIUMS - 503 - 509 BELLEVIEW AVE												
R003561	3	9/16/2020	\$449,500	\$736,686	1000	\$737	-	Good	Good	Average	Fair	1979
R024564	12	5/26/2021	\$504,250	\$709,987	1000	\$710	-	Good	Good	Average	Fair Plus	1978
GREEN DRAKE CONDOMINIUMS - 123 ELK AVE												
R072494	5	9/18/2020	\$1,750,000	\$2,868,075	2379	\$1,206	-	Good	Good Plus	Good	Good	2015
LONE TREE CONDOMINIUMS - 300 BELLEVIEW AVE												
R033105	4	7/6/2021	\$475,000	\$645,003	849	\$760	-	Good	Fair Plus	Average	Fair	1997
LARKSPUR CONDOMINIUMS - 709/711 SOPRIS AVE												
R040259	711	8/10/2021	\$1,115,000	\$1,487,187	1357	\$1,096	200	Good	Average	Average	Fair Plus	1999

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MEADOWS CONDOMINIUMS - 622 TEOCALLI AVE												
R002944	7	3/31/2021	\$469,900	\$686,477	962	\$714	-	Average	Average	Average	Average Plus	1978
R002930	1	6/27/2022	\$759,000	\$759,000	1055	\$719	-	Very Good	Average	Average	Average Plus	1978
MITAD CONDOMINIUMS - 114 ELK AVE												
R003603	1	10/23/2020	\$550,000	\$883,850	654	\$1,351	-	Average	Average	Average	Fair	1982
THE PEAKS CONDOMINIUMS - 726 TEOCALLI AVE												
R040320	C	1/5/2021	\$565,000	\$857,049	848	\$1,011	-	Good	Good	Average	Average	2002
POVERTY GULCH CONDOMINIUMS - 705 -721 BUTTE AVE												
R040280	D	11/18/2021	\$98,619	\$121,449	652	\$186	-	Average	Fair Plus	Average	Fair Plus	2001
RED LADY TOWNHOUSES CONDOMINIUM - 705/707 RED LADY AVE												
R031079	2	10/28/2020	\$775,000	\$1,245,425	1416	\$880	224	Good	Average Plus	Average	Average	1993
SILVANITE CONDOMINIUMS - 117 SEVENTH AVE												
R002955	2	10/7/2021	\$320,000	\$406,432	652	\$623	-	Average	Fair	Average	Fair	1979
SLATE RIVER CONDOMINIUMS - 628/632 TEOCALLI AVE												
R002979	4	4/9/2021	\$450,000	\$645,345	1011	\$638	-	Average	Fair Plus	Average	Fair Plus	1979
R002973	6	11/23/2020	\$214,000	\$337,285	674	\$500	-	Average	Fair Plus	Average	Fair Plus	1979
SOLSTICE CONDOMINIUMS - 114 - 118 SEVENTH ST												
R032278	E	10/6/2021	\$684,000	\$868,748	1153	\$753	224	Average	Fair	Average	Average	1993
THE SOPRIS HOUSE CONDOMINIUMS - 122 SOPRIS AVE												
R003581	B	7/14/2021	\$900,000	\$1,222,110	1407	\$869	-	Average	Average	Average	Average	1979

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SUNSPACE CONDOMINIUMS - 619 GOTHIC AVE												
R002985	6	4/2/2021	\$245,000	\$351,355	592	\$594	-	Average	Fair Plus	Average	Average	1986
R002980	1	2/10/2021	\$409,000	\$608,797	973	\$626	-	Average	Fair Plus	Average	Average	1986
R002981	2	9/10/2021	\$360,000	\$471,744	686	\$688	-	Average	Fair Plus	Average	Average	1986
R002982	3	9/4/2021	\$375,000	\$491,400	686	\$716	-	Average	Average	Average	Average	1986
ZINK BLDG CONDOMINIUMS - 111 ELK AVE												
R003587	3	4/22/2022	\$1,040,000	\$1,102,192	1831	\$602	-	Very Good	Very Good	Average	Fair	1991