

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

ALPINE APARTMENTS CONDOMINIUM - 601 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **10 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1968**; Proximity to Ski Area to Ski Area: **Average**

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
R027116	8	3/22/2021	\$420,000	\$630,630	1,104	\$571	Average	Fair	Average	Fair

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

BUILDING DETAILS: **26 Residential Units**; Quality: **Good Plus**; 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; 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
R041943	301	3/5/2021	\$995,000	\$1,493,993	1,597	\$935	Very Good	Good Plus	Good	Good
R041932	204	11/24/2020	\$875,000	\$1,443,750	1,733	\$833	Good	Good	Good	Very Good
R041934	202	12/9/2020	\$585,000	\$942,435	1,168	\$807	Very Good	Good	Good	Good
R041927	209	2/25/2021	\$824,500	\$1,267,092	1,607	\$788	Very Good	Good Plus	Good	Average

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

BUILDING DETAILS: **8 Residential Units**; Quality: **Good Plus**; 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
R045193	2A	9/8/2021	\$845,000	\$1,133,314	1,236	\$917	Very Good	Good	Good	Good
R045195	3A	4/12/2022	\$988,000	\$1,072,276	1,236	\$868	Very Good	Good Plus	Good	Good
R045192	1C	3/22/2021	\$710,000	\$1,066,065	1,228	\$868	Very Good	Good	Good	Average

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

BUTTES CONDOMINIUMS - 21 CRESTED MOUNTAIN LN, MT CRESTED BUTTE

BUILDING DETAILS: **21 Residential Units**; Quality: **Average**; Condition: **Average**; 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
R005818	520	11/23/2021	\$500,000	\$977,325	919	\$1,063	Good	Average	Average	Average
R025575	518	11/16/2021	\$645,000	\$957,779	919	\$1,042	Good	Average	Average	Average
R005817	519	1/24/2022	\$775,000	\$953,948	919	\$1,038	Very Good	Average Plus	Average	Average

CASTLE POINT CONDOMINIUMS - 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
R031384	5	9/3/2021	\$686,000	\$920,063	1,076	\$855	Good	Average	Good	Good

CHADLINGTON HOUSE CONDOMINIUM - 18 CRYSTAL RD, MT CRESTED BUTTE

BUILDING DETAILS: **30 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1974**; 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
R030889	1D	9/16/2020	\$238,000	\$412,240	492	\$838	Average	Fair Plus	Average	Good
R006217	2E	5/28/2022	\$345,000	\$359,352	492	\$730	Good	Average	Average	Good
R006229	5B	9/9/2021	\$487,500	\$653,835	900	\$726	Good	Average	Average	Fair
R006228	6B	5/19/2021	\$400,000	\$573,640	910	\$630	Good	Fair Plus	Average	Average
R006222	6D	1/6/2021	\$345,000	\$542,789	910	\$596	Good	Average	Average	Good
R006233	4A	8/18/2020	\$295,000	\$523,714	910	\$576	Good	Average	Average	Average

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

CHATEAUX CONDOMINIUMS - 651 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **60 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1974**; 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
R005597	304	11/14/2018	\$447,000	\$720,117	832	\$866	Very Good	Good	Good	Fair
R005582	406	11/14/2018	\$770,000	\$908,446	1,094	\$830	Very Good	Average Plus	Average	Good
R005566	409	8/22/2018	\$599,000	\$899,399	1,094	\$822	Good	Good	Average	Good
R026710	312	9/19/2018	\$444,700	\$683,415	832	\$821	Good	Average	Average	Average
R005552	306	11/14/2018	\$680,000	\$680,000	832	\$817	Average	Fair Plus	Average	Good
R005542	205	9/19/2018	\$675,000	\$1,037,340	1,270	\$817	Good	Good	Average	Good
R031662	508	9/19/2018	\$745,000	\$878,951	1,131	\$777	Very Good	Average	Average	Average
R005567	410	2/10/2020	\$540,000	\$829,872	1,094	\$759	Good	Good	Average	Good
R005541	204	2/10/2020	\$675,000	\$946,418	1,270	\$745	Good	Average Plus	Good	Poor
R005570	501	8/22/2018	\$587,000	\$823,033	1,131	\$728	Average	Average	Good	Good
R005561	403	2/10/2020	\$525,000	\$770,333	1,094	\$704	Good	Average Plus	Good	Fair
R005533	107	8/22/2018	\$450,000	\$742,500	1,097	\$677	Good	Average Plus	Average	Fair

COLUMBINE CONDOMINIUMS - 51 WHETSTONE RD, MT CRESTED BUTTE

BUILDING DETAILS: **33 Residential Units**; Quality: **Average**; Condition: **Good**; Year Built: **1971**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Hot Tub; Outdoor Common Areas; Ski In/Ski Out

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
R005505	2106	1/21/2021	\$370,000	\$582,121	524	\$1,111	Good	Average Plus	Average	Good
R005524	2307	1/12/2021	\$694,000	\$1,091,870	1,083	\$1,008	Good	Good	Average	Very Good
R005514	2204	7/22/2020	\$440,000	\$800,800	847	\$945	Average	Average	Average	Very Good
R005509	1202	6/11/2021	\$775,000	\$1,086,628	1,296	\$838	Good	Good	Average	Very Good

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

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

BUILDING DETAILS: **14 Residential Units**; Quality: **Average Plus**; Condition: **Average**; Year Built: **1981**; Proximity to Ski Area: **Average**

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
R005867	J6	9/29/2020	\$499,000	\$864,318	999	\$865	Good	Good	Good	Average
R005864	J3	2/8/2021	\$634,000	\$974,331	1,213	\$803	Average	Average Plus	Good	Average

CRYSTAL VIEW CONDOMINIUMS - 20 CASTLE RD, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Fair Plus**; 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
R006111	3	11/6/2020	\$463,000	\$763,950	943	\$810	Good	Average Plus	Average	Good

EAGLES NEST TOWNHOUSE CONDOMINIUMS - MORNING GLORY WAY, MT CRESTED BUTTE

BUILDING DETAILS: **42 Residential Units**; Quality: **Average**; Condition: **Average**; 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
R026261	23	7/28/2020	\$505,000	\$919,100	1,191	\$772	Good	Average	Good	Very Good
R005871	19	5/25/2021	\$670,000	\$960,847	1,191	\$807	Very Good	Average Plus	Good	Very Good
R005872	20	5/19/2021	\$660,000	\$946,506	1,191	\$795	Very Good	Good	Good	Very Good
R005878	26	10/5/2021	\$850,000	\$1,123,615	1,191	\$943	Very Good	Good	Good	Very Good
R005892	40	10/5/2020	\$625,000	\$1,056,500	1,191	\$887	Good	Average Plus	Good	Very Good
R005883	31	11/30/2021	\$853,000	\$1,111,544	1,191	\$933	Very Good	Average Plus	Good	Very Good
R005900	10	10/1/2020	\$530,000	\$895,912	1,191	\$752	Very Good	Average Plus	Good	Very Good
R005905	4	9/8/2020	\$536,500	\$929,272	1,191	\$780	Good	Average	Good	Very Good
R005903	7	8/21/2020	\$512,000	\$908,954	1,191	\$763	Good	Average	Good	Very Good
R073626	13	5/13/2021	\$680,000	\$975,188	1,191	\$819	Very Good	Good	Good	Very Good
R073627	14	2/25/2021	\$680,000	\$1,045,024	1,191	\$877	Very Good	Good	Good	Very Good
R005880	28	1/13/2021	\$682,000	\$1,072,991	1,191	\$901	Very Good	Good	Good	Very Good

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JULY 1, 2020 - JUNE 30, 2022

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

ELK RIDGE III CONDOMINIUMS - 710 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **9 Residential Units**; Quality: **Fair Plus**; 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
R005322	1	4/15/2022	\$658,000	\$714,127	878	\$813	Very Good	Average	Good	Average
R005329	8	10/25/2021	\$535,000	\$707,217	878	\$805	Good	Average	Good	Average

EVERGREEN CONDOMINIUMS - 35 EMMONS RD, MT CRESTED BUTTE

BUILDING DETAILS: **16 Residential Units** (2 Ground Floor Commercial Units); Quality: **Fair Plus**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Average**

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
R005753	11	9/10/2021	\$660,000	\$885,192	1,205	\$735	Very Good	Good	Average	Average
R005760	A	9/30/2020	\$612,500	\$1,060,911	1,284	\$826	Good	Good	Average	Fair

EVERGREEN CONDOMINIUMS, REDSTONE BUILDING - 25 EMMONS RD, MT CRESTED BUTTE

BUILDING DETAILS: **32 Residential Units** (2 Ground Floor Commercial Units); Quality: **Fair Plus**; Condition: **Average**; Year Built: **1980**; Proximity to Ski Area: **Average**

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
R005771	H	12/31/2021	\$483,933	\$621,709	717	\$867	Very Good	Average Plus	Average	Poor
R005781	41	10/29/2021	\$610,000	\$806,359	938	\$860	Good	Average	Average	Average
R005784	37	9/16/2020	\$500,000	\$866,050	1,047	\$827	Good	Good	Average	Average
R005778	44	9/24/2020	\$650,000	\$1,125,865	1,399	\$805	Very Good	Average Plus	Average	Average
R005785	36	8/3/2020	\$307,000	\$545,017	731	\$746	Average	Average	Average	Average
R005762	27	12/4/2020	\$460,000	\$741,060	1,041	\$712	Good	Average	Average	Fair
R005766	20	9/8/2020	\$425,000	\$736,143	1,045	\$704	Good	Average Plus	Average	Poor
R005783	45	5/24/2021	\$620,000	\$889,142	1,276	\$697	Good	Average Plus	Average	Average
R005786	34	11/9/2020	\$505,000	\$833,250	1,228	\$679	Very Good	Good	Average	Fair

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JULY 1, 2020 - JUNE 30, 2022

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

GATEWAY CONDOMINIUMS - 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
R005954	401	12/14/2021	\$814,500	\$1,046,388	1,019	\$1,027	Good	Average	Good	Average
R005955	403	11/24/2021	\$960,000	\$1,250,976	1,220	\$1,025	Good	Average Plus	Good	Good

GRAND LODGE CRESTED BUTTE RESORT CONDOMINIUMS - 6 EMMONS RD, MT CRESTED BUTTE

BUILDING DETAILS: **228 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
R043075	481	11/2/2021	\$282,000	\$367,474	336	\$1,094	Good	Average	Average	Average
R043050	452	12/20/2021	\$292,000	\$375,132	348	\$1,078	Good	Average	Average	Average
R042997	252	10/12/2021	\$240,000	\$317,256	350	\$906	Good	Average	Average	Fair
R042998	253	10/27/2021	\$299,000	\$395,248	442	\$894	Good	Average	Average	Fair
R043052	454	12/20/2021	\$292,000	\$375,132	441	\$851	Good	Average	Average	Average
R043073	479	11/2/2021	\$282,000	\$367,474	443	\$830	Good	Average	Average	Fair
R042996	251	10/27/2021	\$299,000	\$395,248	498	\$794	Good	Average	Average	Fair
R044051	521	1/3/2022	\$179,500	\$220,947	391	\$565	Good	Average	Average	Average
R043049	451	10/8/2020	\$165,000	\$278,916	494	\$565	Good	Average	Average	Average
R044048	518	1/28/2022	\$174,000	\$214,177	391	\$548	Good	Average	Average	Fair
R044043	4513	3/11/2022	\$189,000	\$213,835	391	\$547	Good	Average	Average	Average
R044049	519	12/27/2021	\$165,000	\$211,976	395	\$537	Good	Average	Average	Average
R043961	123	4/28/2022	\$198,500	\$215,432	395	\$545	Good	Average	Good	Fair
R042999	254	10/12/2021	\$240,000	\$317,256	441	\$719	Good	Average	Average	Fair
R043947	107	12/27/2021	\$165,000	\$211,976	395	\$537	Good	Average	Good	Fair
R043085	563	8/16/2021	\$170,000	\$231,370	436	\$531	Good	Average	Average	Average
R043991	307	12/10/2021	\$162,500	\$208,764	395	\$529	Good	Average	Average	Fair

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JULY 1, 2020 - JUNE 30, 2022

**2023 REAPPRAISAL
ECONOMIC AREA 6:
MT. CRESTED BUTTE CONDOMINIUMS**

GRAND LODGE CRESTED BUTTE RESORT CONDOMINIUMS - continued										
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
R043989	305	12/30/2021	\$160,000	\$205,552	391	\$526	Good	Average	Average	Fair
R043096	575	12/23/2021	\$179,000	\$229,961	443	\$519	Good	Average	Average	Fair
R044028	421	1/19/2022	\$165,000	\$203,099	391	\$519	Good	Average	Average	Average
R043089	568	9/21/2021	\$170,000	\$228,004	441	\$517	Good	Average	Average	Fair
R043952	114	4/22/2022	\$186,000	\$201,866	391	\$516	Good	Average	Good	Poor
R043071	477	4/25/2022	\$210,000	\$227,913	443	\$514	Good	Average	Average	Fair
R044034	504	12/10/2021	\$295,000	\$378,987	742	\$511	Good	Average	Average	Fair
R044035	505	2/25/2021	\$129,000	\$198,247	391	\$507	Good	Average	Average	Average
R044041	511	9/23/2020	\$115,000	\$199,192	395	\$504	Good	Average	Average	Average
R044053	523	11/17/2021	\$152,000	\$198,071	395	\$501	Good	Average	Average	Average
R043983	222	4/20/2022	\$179,500	\$194,811	391	\$498	Good	Average	Average	Fair
R043960	122	4/20/2022	\$179,500	\$194,811	391	\$498	Good	Average	Good	Poor
R043951	113	4/7/2022	\$179,200	\$194,486	391	\$497	Good	Average	Good	Fair
R044042	512	1/6/2022	\$159,000	\$195,713	395	\$495	Good	Average	Average	Fair
R044031	424	4/20/2022	\$337,000	\$365,746	740	\$494	Good	Average	Average	Average
R042988	156	12/3/2021	\$163,000	\$209,406	424	\$494	Good	Average	Good	Fair
R043953	115	4/7/2022	\$179,500	\$194,811	395	\$493	Good	Average	Good	Fair
R044021	414	12/20/2021	\$150,000	\$192,705	391	\$493	Good	Average	Average	Fair
R043070	476	1/22/2021	\$137,000	\$215,542	440	\$490	Good	Average	Average	Fair
R043044	377	4/21/2022	\$199,500	\$216,517	443	\$489	Good	Average	Average	Fair
R043996	312	12/7/2021	\$152,000	\$195,274	395	\$494	Good	Average	Average	Poor
R044019	412	12/20/2021	\$150,000	\$192,705	395	\$488	Good	Average	Average	Fair
R043041	374	3/16/2022	\$189,000	\$213,835	439	\$487	Good	Average	Average	Fair
R043014	274	1/28/2022	\$175,000	\$215,408	442	\$487	Good	Average	Average	Fair
R043063	469	4/6/2022	\$215,000	\$215,000	442	\$486	Good	Average	Average	Average
R043036	369	3/28/2022	\$189,000	\$213,835	442	\$484	Good	Average	Average	Fair
R043016	276	3/23/2022	\$189,000	\$213,835	442	\$484	Good	Average	Average	Fair
R043100	579	7/27/2021	\$154,000	\$212,720	443	\$480	Good	Average	Average	Fair

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MT. CRESTED BUTTE CONDOMINIUMS**

GRAND LODGE CRESTED BUTTE RESORT CONDOMINIUMS - continued										
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
R043038	371	5/10/2022	\$227,500	\$236,964	496	\$478	Good	Average	Average	Fair
R042993	179	5/13/2022	\$199,500	\$207,799	435	\$478	Good	Average	Good	Poor
R043972	211	8/11/2021	\$138,000	\$187,818	395	\$475	Good	Average	Average	Fair
R043065	471	5/19/2022	\$240,000	\$240,000	506	\$474	Good	Average	Average	Average
R043005	265	12/30/2021	\$163,000	\$209,406	443	\$473	Good	Average	Average	Fair
R042991	176	4/19/2022	\$189,500	\$205,664	435	\$473	Good	Average	Good	Fair
R042989	172	2/3/2022	\$170,000	\$200,566	425	\$472	Good	Average	Good	Fair
R043009	269	11/22/2021	\$159,000	\$207,193	442	\$469	Good	Average	Average	Fair
R043012	272	2/2/2022	\$170,000	\$200,566	428	\$469	Good	Average	Average	Fair
R042994	180	12/9/2021	\$175,000	\$224,823	480	\$468	Good	Average	Good	Fair
R043020	280	4/7/2021	\$155,000	\$227,432	487	\$467	Good	Average	Average	Fair
R043043	376	3/2/2021	\$135,000	\$202,703	440	\$461	Good	Average	Average	Fair
R043002	257	3/7/2022	\$181,000	\$204,783	445	\$460	Good	Average	Average	Fair
R043001	256	1/21/2022	\$159,500	\$196,329	427	\$460	Good	Average	Average	Fair
R043985	224	6/10/2022	\$340,000	\$340,000	740	\$459	Good	Average	Average	Fair
R043000	255	2/9/2022	\$172,000	\$202,926	443	\$458	Good	Average	Average	Fair
R043067	473	1/25/2021	\$125,000	\$196,663	429	\$458	Good	Average	Average	Fair
R043102	581	3/11/2022	\$135,000	\$152,739	334	\$457	Good	Average	Average	Average
R043962	124	1/29/2022	\$275,000	\$338,498	740	\$457	Good	Average	Good	Fair
R044015	408	5/16/2022	\$170,000	\$177,072	395	\$448	Good	Average	Average	Fair
R044029	422	10/4/2021	\$132,500	\$175,152	391	\$448	Good	Average	Average	Fair
R043003	259	4/29/2022	\$305,000	\$331,017	740	\$447	Good	Average	Average	Fair
R043008	268	6/1/2022	\$195,000	\$195,000	441	\$442	Good	Average	Average	Poor
R043042	375	11/17/2021	\$150,000	\$195,465	443	\$441	Good	Average	Average	Fair
R043029	359	6/28/2021	\$135,000	\$189,284	430	\$440	Good	Average	Average	Fair
R043977	216	12/1/2021	\$135,000	\$173,435	395	\$439	Good	Average	Average	Poor
R043095	574	12/7/2021	\$148,000	\$190,136	439	\$433	Good	Average	Average	Average
R043959	121	8/28/2020	\$95,000	\$168,654	391	\$431	Good	Average	Good	Fair
R044038	508	8/28/2020	\$95,000	\$168,654	395	\$427	Good	Average	Average	Fair

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

GRAND LODGE CRESTED BUTTE RESORT CONDOMINIUMS - *continued*

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
R043066	472	11/8/2021	\$138,900	\$181,001	433	\$418	Good	Average	Average	Average
R043975	214	12/15/2020	\$100,000	\$161,100	391	\$412	Good	Average	Average	Poor
R043031	363	7/12/2021	\$130,000	\$179,569	436	\$412	Good	Average	Average	Fair
R043058	463	2/25/2022	\$179,000	\$179,000	436	\$411	Good	Average	Average	Average
R043004	263	3/17/2021	\$115,000	\$172,673	436	\$396	Good	Average	Average	Fair
R044044	514	8/10/2020	\$85,000	\$150,901	391	\$386	Good	Average	Average	Fair
R043965	204	7/12/2021	\$185,000	\$255,541	742	\$344	Good	Average	Average	Fair

HUNTER HILL CONDOMINIUMS - 27 CRYSTAL RD, MT CRESTED BUTTE

BUILDING DETAILS: **8 Residential Units**; Quality: **Fair Plus**; 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
R006314	3	2/2/2021	\$315,000	\$484,092	812	\$596	Average	Fair Plus	Fair	Average

LAZY S CONDOMINIUMS - 110 PITCHFORK DR, MT CRESTED BUTTE

BUILDING DETAILS: **6 Residential Units**; Quality: **Fair Plus**; 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
R041485	D	9/10/2021	\$462,500	\$620,305	675	\$919	Good	Average	Average	Good
R041482	A	12/17/2020	\$184,000	\$296,424	622	\$477	Average	Fair Plus	Average	Average

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

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
R005935	304	5/10/2021	\$480,000	\$688,368	739	\$931	Good	Average Plus	Average	Fair
R005913	203	11/23/2020	\$451,000	\$744,150	844*	\$882	Good	Average Plus	Average	Poor
R005919	301	4/5/2021	\$480,000	\$704,304	850	\$829	Good	Average	Average	Fair
R027159	402	7/15/2020	\$539,000	\$980,980	1,233	\$796	Good	Average	Average	Average
R005930	403	11/20/2020	\$480,000	\$792,000	1,029	\$770	Very Good	Average Plus	Average	Average
R005921	101	6/18/2021	\$449,000	\$629,543	821*	\$767	Good	Average	Average	Poor
R005915	306	3/16/2021	\$345,000	\$518,018	695	\$745	Good	Average	Average	Average
R005922	504	10/15/2020	\$375,000	\$633,900	923	\$687	Good	Average	Average	Good

* basement units

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: Hot Tub, Outdoor Common Areas, 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
R005248	105	3/23/2022	\$810,000	\$916,434	949	\$966	Very Good	Average Plus	Good	Good
R005233	113	3/31/2022	\$850,000	\$961,690	1,087	\$885	Good	Average	Good	Average
R005222	101	10/7/2020	\$432,500	\$731,098	949	\$770	Good	Average	Good	Good
R005223	102	7/16/2021	\$675,000	\$932,378	1,088	\$767	Good	Average	Good	Good
R005231	111	10/23/2020	\$480,000	\$811,392	1,087	\$746	Good	Average	Good	Good
R005229	109	10/7/2020	\$455,000	\$769,132	1,087	\$708	Good	Average	Good	Good

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

MOUNTAINEER SQUARE CONDOMINIUMS - 620 GOTHIC RD, MT CRESTED BUTTE

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

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
R044587	609	1/19/2021	\$417,500	\$656,853	540	\$1,216	Good	Average Plus	Good	Good
R044546	408	10/12/2021	\$449,000	\$593,533	532	\$1,116	Good	Average Plus	Good	Fair
R044541	403	9/30/2021	\$327,500	\$439,243	402	\$1,093	Good	Average Plus	Good	Fair
R044551	413	7/15/2020	\$500,000	\$910,000	833	\$1,092	Good	Average Plus	Good	Average
R044572	510	8/26/2021	\$320,000	\$435,520	400	\$1,089	Good	Average Plus	Good	Fair
R044554	416	10/20/2021	\$300,000	\$396,570	400	\$991	Good	Average Plus	Good	Fair
R044586	608	3/25/2021	\$805,000	\$1,208,708	1,302	\$928	Good	Good	Good	Average
R044567	505	1/5/2021	\$747,500	\$1,176,042	1,268	\$927	Good	Good	Good	Good
R044555	417	3/3/2021	\$540,000	\$810,810	882	\$919	Good	Average Plus	Good	Average
R044574	512	3/28/2022	\$1,485,000	\$1,680,129	1,839	\$914	Very Good	Good	Good	Average
R044526	311	10/20/2021	\$875,000	\$1,156,663	1,272	\$909	Good	Average Plus	Good	Fair
R044506	214	2/18/2022	\$636,750	\$751,238	840	\$894	Very Good	Average Plus	Good	Fair
R044504	212	10/1/2020	\$680,000	\$1,149,472	1,286	\$894	Good	Average Plus	Good	Fair
R044571	509	10/14/2021	\$870,000	\$1,150,053	1,286	\$894	Good	Average Plus	Good	Good
R044529	314	7/23/2021	\$545,000	\$752,809	842	\$894	Good	Average Plus	Good	Fair
R044580	602	4/20/2021	\$475,000	\$696,968	783	\$890	Good	Average Plus	Good	Average
R044534	319	3/30/2021	\$739,000	\$1,109,609	1,265	\$877	Good	Average Plus	Good	Average
R044564	502	3/24/2021	\$499,500	\$749,999	861	\$871	Good	Average Plus	Good	Fair
R044542	404	10/6/2021	\$585,000	\$773,312	889	\$870	Good	Average Plus	Good	Fair
R044550	412	5/11/2021	\$510,000	\$731,391	842	\$869	Good	Average Plus	Good	Fair
R044557	419	3/8/2021	\$722,500	\$1,084,834	1,265	\$858	Good	Average Plus	Good	Average
R044507	215	9/1/2021	\$513,000	\$688,036	836	\$823	Good	Average Plus	Good	Fair
R044544	406	10/18/2021	\$1,145,000	\$1,513,576	1,846	\$820	Very Good	Good	Good	Fair
R044570	508	3/31/2021	\$760,000	\$1,141,140	1,428	\$799	Good	Average Plus	Good	Fair
R044524	309	3/4/2021	\$930,000	\$1,396,395	1,791	\$780	Good	Average Plus	Good	Average

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

MOUNTAINEER SQUARE CONDOMINIUMS - *continued*

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
R044499	207	6/7/2021	\$1,025,000	\$1,437,153	1,848	\$778	Very Good	Average Plus	Good	Fair
R044579	601	8/9/2021	\$1,600,000	\$2,177,600	2,832	\$769	Good	Good	Good	Good
R044556	418	3/22/2021	\$870,000	\$1,306,305	1,839	\$710	Good	Average Plus	Good	Fair
R044510 & R044512	218, 220	12/2/2021	\$1,500,000	\$1,500,000	2,315	\$648	Very Good	Average Plus	Good	Fair

OUT RUN CONDOMINIUMS - 721 & 741 GOTHIC ROAD, MT CRESTED BUTTE

BUILDING DETAILS: **42 Residential Units**; Quality: **Average**; Condition: **Average**; 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
R005145	A-3	10/15/2021	\$878,000	\$1,160,628	1,683	\$690	Average	Average	Average	Fair
R005143	B-5	7/2/2021	\$464,950	\$642,235	939	\$684	Average	Average	Good	Poor
R005195	E-1	2/10/2021	\$504,000	\$774,547	1,194	\$649	Average	Fair Plus	Average	Average

OUT RUN CONDOMINIUMS, 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
R070790	P-3	7/14/2021	\$769,000	\$1,062,220	1,271	\$836	Good	Average Plus	Good	Average
R070789	P-2	2/23/2021	\$650,000	\$998,920	1,264	\$790	Good	Average Plus	Good	Average

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

PARADISE CONDOMINIUMS - 20 HUNTER HILL RD, MT CRESTED BUTTE

BUILDING DETAILS: **25 Residential Units**; Quality: **Average**; Condition: **Average**; 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
R006248	102	7/14/2021	\$545,000	\$752,809	986	\$763	Good	Average Plus	Good	Good
R006258	209	5/20/2022	\$1,250,000	\$1,302,000	1,727	\$754	Very Good	Good Plus	Good	Good
R006245	202	3/29/2022	\$1,048,000	\$1,185,707	1,727	\$687	Very Good	Average Plus	Good	Good
R006259	210	11/9/2020	\$655,000	\$1,080,750	1,727	\$626	Good	Average Plus	Good	Good

PITCHFORK FLATS CONDOMINIUMS - 102 BIG SKY DR, MT CRESTED BUTTE

BUILDING DETAILS: **4 Residential Units**; Quality: **Average**; Condition: **Average**; 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
R044347	C	8/26/2020	\$428,000	\$759,828	939	\$809	Good	Average Plus	Good	Average
R044351	418	12/17/2020	\$604,000	\$973,044	1,774	\$549	Good	Average Plus	Good	Good

PONDEROSA CONDOMINIUMS - 17 TREASURY RD, MT CRESTED BUTTE

BUILDING DETAILS: **18 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1978**; Proximity to Ski Area: **Fair**

CONDO AMENITIES: Covered Parking, 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
R005116	1D	4/5/2022	\$779,000	\$845,449	962	\$879	Very Good	Average Plus	Average	Average
R005111	2A	9/13/2021	\$601,000	\$806,061	1,049	\$768	Good	Average	Good	Fair
R005124	3E	11/4/2020	\$670,000	\$1,105,500	1,799	\$615	Good	Average	Average	Good

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

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

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

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
R006033	637	9/15/2021	\$675,000	\$905,310	1,045	\$866	Very Good	Average Plus	Average	Average
R005970	31A	9/23/2020	\$442,000	\$442,000	515	\$858	Very Good	Very Good	Average	Average
R006009	431	9/18/2020	\$506,150	\$876,702	1,053	\$833	Good	Average Plus	Average	Very Good
R005980	136	12/27/2021	\$675,000	\$867,173	1,054	\$823	Very Good	Average Plus	Average	Average
R005994	240	8/2/2021	\$795,000	\$1,081,995	1,358	\$797	Very Good	Good	Average	Fair
R006029	541	8/18/2021	\$600,000	\$816,600	1,029	\$794	Very Good	Good	Average	Good
R006005	339	2/24/2021	\$690,000	\$1,060,392	1,358	\$781	Good	Good	Average	Fair
R006028	540	4/29/2022	\$985,000	\$1,069,021	1,373	\$779	Very Good	Good	Average	Good
R006006	340	11/17/2020	\$619,000	\$1,021,350	1,366	\$748	Good	Good	Average	Fair
R005971	31B	9/23/2020	\$442,000	\$442,000	586	\$754	Very Good	Very Good	Average	Average
R005995	241	8/28/2020	\$415,000	\$736,750	1,029	\$716	Good	Good	Average	Average
R006034	638	3/21/2022	\$620,000	\$701,468	1,051	\$667	Very Good	Average	Average	Average

SAN MORITZ CONDOMINIUMS - 15 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **48 Residential Units**; Quality: **Fair Plus**; Condition: **Average**; Year Built: **1974**; Proximity to Ski Area: **Good** (International & Paradise Buildings) **Very Good** (Jokerville & Keystone Buildings)

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
R006136	J-202	7/21/2021	\$850,000	\$1,174,105	1,330	\$883	Very Good	Good	Average	Good
R006113	P-104	10/26/2020	\$507,000	\$857,033	1,001	\$856	Very Good	Good	Good	Good
R006139	K-203	9/22/2020	\$572,000	\$990,761	1,331	\$744	Very Good	Good	Average	Good
R006134	J-204	10/1/2020	\$580,000	\$980,432	1,329	\$738	Very Good	Average Plus	Average	Good
R006118	I-103	1/11/2022	\$555,000	\$683,150	993	\$688	Average	Fair Plus	Good	Good
R006141	K-201	7/16/2020	\$500,000	\$910,000	1,328	\$685	Average	Fair Plus	Average	Good

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

**2023 REAPPRAISAL
ECONOMIC AREA 6:
MT. CRESTED BUTTE CONDOMINIUMS**

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, Ski In/Ski Out

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
R040144	8	2/4/2021	\$1,475,000	\$2,266,780	1,992	\$1,138	Very Good	Good Plus	Very Good	Very Good
R040140	4	2/9/2021	\$1,500,000	\$2,305,200	1,992	\$1,157	Very Good	Good Plus	Very Good	Very Good

SKI CENTER CONDOMINIUMS - 14 SNOWMASS RD, MT CRESTED BUTTE

BUILDING DETAILS: **8 Residential Units** (4 Commercial); Quality: **Average**; Condition: **Average**; Year Built: **1974**; Proximity to Ski Area: **Very Good**

CONDO AMENITIES: Ski In/Ski Out

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
R005671	307	6/3/2021	\$1,575,000	\$2,208,308	1,315	\$1,679	Very Good	Very Good	Average	Very Good
R005670	308	3/3/2021	\$1,340,000	\$2,012,010	1,448	\$1,390	Very Good	Very Good	Average	Very Good
R025574	301	2/18/2022	\$1,265,000	\$1,492,447	1,442	\$1,035	Good	Average Plus	Average	Very Good

SKI JUMP CONDOMINIUMS - 755 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **12 Residential Units**; Quality: **Fair**; Condition: **Average**; Year Built: **1973**; 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
R005134	4	10/29/2020	\$375,000	\$633,900	863	\$735	Good	Average	Average	Average

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

**2023 REAPPRAISAL
ECONOMIC AREA 6:
MT. CRESTED BUTTE CONDOMINIUMS**

SNOWCREST CONDOMINIUMS - 40 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **37 Residential Units** (2 Commercial); Quality: **Fair Plus**; Condition: **Average**; Year Built: **1975**; 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
R005693	18	7/13/2021	\$635,000	\$877,126	1,042	\$842	Good	Average	Average	Average
R005695	20	6/25/2021	\$566,000	\$793,589	970	\$818	Good	Average	Average	Average
R005679	2	6/28/2022	\$802,000	\$802,000	986	\$813	Very Good	Average	Average	Average
R005685	9	10/22/2020	\$452,500	\$764,906	986	\$776	Good	Average	Average	Average
R005710	37	10/27/2020	\$481,500	\$813,928	1,049	\$776	Good	Good	Average	Fair
R005712	34	10/27/2020	\$480,000	\$811,392	1,049	\$773	Good	Good	Average	Fair
R005699	24	2/3/2022	\$675,000	\$796,365	1,042	\$764	Very Good	Average	Average	Average
R005694	19	11/7/2020	\$479,000	\$790,350	1,042	\$758	Good	Average Plus	Average	Average
R005688	12	9/25/2020	\$455,000	\$788,106	1,042	\$756	Good	Fair Plus	Average	Average
R005681	4	2/17/2021	\$435,000	\$668,508	986	\$678	Average	Fair Plus	Average	Average
R005702	28	6/10/2022	\$666,400	\$666,400	990	\$673	Average	Average	Average	Fair
R005707	33	4/12/2021	\$255,000	\$374,162	1,049	\$357	Average	Fair Plus	Average	Fair

SNOWFALL POINT CONDOMINIUMS - 20 SNOWFALL DR, MT CRESTED BUTTE

BUILDING DETAILS: **14 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1974**; 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
R006198	B6	12/20/2021	\$820,000	\$1,053,454	1,071	\$984	Good	Average	Very Good	Good
R006200	B8	9/15/2021	\$780,000	\$1,046,136	1,071	\$977	Good	Average	Very Good	Good

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

2023 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
R006334	4	8/10/2020	\$330,000	\$585,849	1,018	\$575	Good	Average	Average	Fair

SUENO DEL VISTA TOWNHOME CONDOMINIUMS - 36 CRYSTAL RD, MT CRESTED BUTTE

BUILDING DETAILS: **2 Residential Units**; Quality: **Fair Plus**; Condition: **Average**; Year Built: **2003**; 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
R044598	4	8/10/2020	\$850,000	\$1,509,005	1,156	\$1,305	Good	Average	Very Good	5321

THREE SEASONS CONDOMINIUMS - 701 GOTHIC RD, MT CRESTED BUTTE

BUILDING DETAILS: **53 Residential Units**; (Commercial units on first level) Quality: **Fair Plus**; Condition: **Average**; Year Built: **1979**; Proximity to Ski Area: **Fair**

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
R005321	R-344	5/26/2021	\$215,000	\$308,332	406	\$759	Good	Average	Average	Average
R005288	R-243	9/9/2020	\$177,000	\$306,582	406	\$755	Average	Fair Plus	Average	Average
R005316	R-334	6/27/2022	\$515,500	\$515,500	719	\$717	Very Good	Average	Average	Average
R005286	R-239	5/13/2022	\$486,000	\$506,218	719	\$704	Very Good	Average	Average	Average
R005276	R-141	12/16/2021	\$381,000	\$489,471	719	\$681	Average	Fair Plus	Very Good	Fair
R005291	R-206	5/10/2022	\$466,500	\$485,906	719	\$676	Very Good	Average	Average	Fair
R005301	R-303	7/23/2021	\$352,000	\$486,218	719	\$676	Average	Average	Average	Good
R005305	R-333	10/6/2021	\$365,000	\$482,494	719	\$671	Very Good	Average Plus	Average	Good
R005267	R-136	12/6/2021	\$340,000	\$436,798	719	\$608	Good	Average	Very Good	Fair
R005293	R-232	5/28/2021	\$285,000	\$408,719	719	\$568	Good	Average	Average	Fair
R005268	R-138	4/22/2021	\$270,000	\$396,171	719	\$551	Good	Average	Very Good	Fair
R005273	R-135	2/3/2021	\$250,000	\$384,200	719	\$534	Good	Average	Very Good	Fair

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

TIMBERLINE CONDOMINIUMS - 32 & 60 HUNTER HILL RD, MT CRESTED BUTTE

BUILDING DETAILS: **32 Residential Units**; Quality: **Fair Plus**; Condition: **Average**; Year Built: **1980**; 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
R006305	B-304	3/26/2021	\$575,000	\$863,363	1,190	\$726	Good	Average Plus	Poor	Very Good
R006285	A-302	10/21/2021	\$489,000	\$646,409	899	\$719	Good	Average	Poor	Poor
R006293	B-104	8/24/2020	\$420,000	\$745,626	1,190	\$627	Good	Average Plus	Poor	Very Good
R006291	B-102	8/27/2021	\$310,000	\$421,910	688	\$613	Average	Average	Poor	Very Good
R006301	B-208	11/10/2020	\$362,000	\$597,300	992	\$602	Good	Good	Poor	Minimal
R006304	B-303	5/31/2022	\$555,000	\$578,088	984	\$587	Good	Fair Plus	Poor	Very Good
R006300	B-207	8/3/2021	\$292,000	\$397,412	691	\$575	Good	Average	Poor	Minimal
R006307	B-306	11/8/2021	\$415,000	\$540,787	984	\$550	Good	Average	Poor	Minimal
R006302	B-301	10/5/2021	\$512,000	\$676,813	1,402	\$483	Average	Fair	Poor	Very Good
R006298	B-205	12/15/2020	\$287,000	\$462,357	966	\$479	Average	Fair Plus	Poor	Poor
R006297	B-204	9/4/2020	\$329,000	\$569,861	1,190	\$479	Average	Fair Plus	Poor	Very Good

TIMBERS CONDOMINIUMS - 20 MARCELLINA LN, MT CRESTED BUTTE

BUILDING DETAILS: **44 Residential Units**; Quality: **Average**; Condition: **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
R072070	305	5/20/2022	\$657,000	\$684,331	552	\$1,240	Very Good	Average	Good	Fair
R072072	307	5/31/2022	\$600,000	\$624,960	552	\$1,132	Very Good	Average	Good	Poor
R072061	208	9/28/2020	\$340,000	\$588,914	552	\$1,067	Very Good	Average	Good	Average
R072038	12	5/25/2022	\$565,000	\$588,504	554*	\$1,062	Very Good	Average	Good	Fair
R072058	205	11/3/2020	\$342,000	\$564,300	552	\$1,022	Good	Average	Good	Poor
R072057	204	8/5/2021	\$410,000	\$558,010	552	\$1,011	Good	Average	Good	Fair
R072056	203	1/24/2022	\$500,000	\$615,450	622	\$989	Very Good	Average	Good	Poor
R072041	100	1/26/2021	\$340,500	\$535,709	556	\$964	Very Good	Average	Good	Average
R072064	212	8/4/2020	\$375,000	\$665,738	720	\$925	Good	Average	Good	Good
R072062	209	10/19/2020	\$341,500	\$577,272	621	\$540	Good	Average	Good	Poor
R072055	202	9/29/2020	\$365,000	\$632,217	552	\$522	Very Good	Average	Good	Fair

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

VILLAGE CENTER CONDOMINIUMS, AXTEL BUILDING - 12 SNOWMASS RD, MT CRESTED BUTTE

BUILDING DETAILS: **22 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1974**; 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
R005661	414	2/22/2021	\$1,050,000	\$1,613,640	1,013	\$1,593	Good	Average Plus	Average	Very Good
R005646	312	11/22/2021	\$475,000	\$618,973	556	\$1,113	Good	Fair Plus	Average	Very Good
R005645	314	3/30/2021	\$408,500	\$613,363	560	\$1,095	Good	Average	Average	Very Good
R005656	421	6/9/2022	\$849,000	\$849,000	797	\$1,065	Very Good	Average Plus	Average	Fair
R005647	319	6/25/2021	\$350,000	\$490,735	476	\$1,031	Good	Average	Average	Fair
R005641	310	12/23/2020	\$338,000	\$544,518	681	\$800	Good	Fair Plus	Average	Good

VILLAGE CENTER CONDOMINIUMS, EMMONS BUILDING - 11 EMMONS RD, MT CRESTED BUTTE

BUILDING DETAILS: **22 Residential Units**; Quality: **Average**; Condition: **Average**; Year Built: **1974**; 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
R005625	329	1/28/2022	\$439,000	\$540,365	476	\$1,135	Very Good	Average Plus	Average	Poor
R005622	326	5/24/2021	\$394,250	\$565,394	560	\$1,010	Good	Good	Average	Poor
R005633	429	9/3/2020	\$526,000	\$911,085	1,012	\$900	Good	Average	Average	Fair
R005621	325	2/26/2021	\$325,000	\$499,460	560	\$892	Very Good	Good Plus	Average	Poor
R005624	328	2/25/2021	\$390,000	\$599,352	681	\$880	Good	Good	Average	Poor
R005628	424	1/13/2022	\$615,000	\$757,004	862	\$878	Very Good	Average	Average	Fair
R005619	323	9/8/2021	\$345,000	\$462,714	560	\$826	Good	Average	Average	Poor
R005620	324	3/26/2021	\$285,000	\$427,928	560	\$764	Average	Fair Plus	Average	Poor
R005631	427	2/26/2021	\$475,000	\$729,980	1,012	\$721	Good	Average Plus	Average	Poor

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

2023 REAPPRAISAL ECONOMIC AREA 6: MT. CRESTED BUTTE CONDOMINIUMS

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
R006321	4	6/17/2021	\$595,000	\$834,250	1,095	\$762	Good	Average Plus	Very Good	Average
R006319	2	12/29/2020	\$515,000	\$829,665	1,097	\$756	Good	Average Plus	Very Good	Average

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, Indoor Parking, Add'l 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
R043890	C205	1/20/2022	\$3,700,000	\$4,554,330	2,945	\$1,546	Very Good	Very Good Plus	Good	Very Good
R043895	C305	4/16/2021	\$2,700,000	\$3,961,710	2,563	\$1,546	Very Good	Very Good Plus	Good	Very Good
R043800	A207	8/13/2021	\$2,150,000	\$2,926,150	1,953	\$1,498	Very Good	Good Plus	Good	Very Good
R043798	A205	8/19/2021	\$790,000	\$1,075,190	729	\$1,475	Very Good	Very Good	Good	Very Good
R043887	C202	4/29/2022	\$2,549,000	\$2,766,430	2,094	\$1,321	Very Good	Good Plus	Good	Good
R043799	A206	10/19/2020	\$1,695,000	\$2,865,228	2,237	\$1,281	Very Good	Good Plus	Good	Average
R043811	A403	10/29/2021	\$2,750,000	\$3,635,225	2,873	\$1,265	Very Good	Very Good Plus	Good	Very Good
R043888	C203	1/26/2022	\$1,600,000	\$1,969,440	1,585	\$1,243	Very Good	Good Plus	Good	Very Good
R043805	A304	11/30/2021	\$1,730,000	\$2,254,363	1,853	\$1,217	Very Good	Good Plus	Good	Good
R043808	A308	3/29/2022	\$1,895,000	\$2,144,003	1,858	\$1,154	Very Good	Good Plus	Good	Average
R043801	A208	11/9/2021	\$1,584,000	\$2,064,110	1,874	\$1,101	Very Good	Very Good	Good	Average
R043813	A406	2/9/2022	\$1,450,000	\$1,710,710	1,615	\$1,059	Very Good	Very Good	Good	Average

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

**2023 REAPPRAISAL
ECONOMIC AREA 6:
MT. CRESTED BUTTE CONDOMINIUMS**

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
R005846	402	2/1/2022	\$915,000	\$1,079,517	1,149	\$940	Very Good	Good	Average	Average
R005836	202	1/15/2021	\$325,000	\$511,323	585	\$874	Average	Average	Average	Good
R005857	101	4/6/2021	\$495,000	\$726,314	903	\$804	Good	Good	Average	Good
R005845	401	2/16/2021	\$425,000	\$653,140	903	\$723	Average	Average	Average	Good
R005853	505	12/14/2020	\$506,825	\$816,495	1,197	\$682	Good	Average Plus	Average	Average