

**2025 REAPPRAISAL  
ECONOMIC AREA 2**

**VACANT LAND: TOWN OF CRESTED BUTTE**

| NORTHWEST QUARTER       |            |                     |                          |        |                 |                 |   |                        |  |
|-------------------------|------------|---------------------|--------------------------|--------|-----------------|-----------------|---|------------------------|--|
| ACCOUNT NUMBER          | SALE DATE  | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | SQ FT  | TASP PER SQ FT  | PARCEL NUMBER   | LEGAL   | UNIQUE CHARACTERISTICS |  |
| <a href="#">R073268</a> | 7/6/2020   | \$720,000           | \$1,092,600              | 6098.4 | \$179.16        | 3255-031-06-017 | TRACT 8, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION |                        |  |
| <a href="#">R073266</a> | 7/15/2020  | \$1,050,000         | \$1,593,375              | 6098.4 | \$261.28        | 3255-031-06-015 | TRACT 6, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION |                        |  |
| <a href="#">R073269</a> | 8/3/2020   | \$720,000           | \$1,076,400              | 6098.4 | \$176.51        | 3255-031-06-018 | TRACT 9, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION |                        |  |
| <a href="#">R030106</a> | 8/5/2020   | \$905,000           | \$1,352,975              | 6250   | \$216.48        | 3255-031-04-011 | PART OF LOTS 29-32, BLOCK 10, CRESTED BUTTE           |                        |  |
| <a href="#">R073265</a> | 9/15/2020  | \$1,050,000         | \$1,546,125              | 9583.2 | \$161.34        | 3255-031-01-014 | TRACT 5, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION  |                        |  |
| <a href="#">R073264</a> | 9/22/2020  | \$800,000           | \$1,178,000              | 6098.4 | <b>\$193.17</b> | 3255-031-01-013 | TRACT 4, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION  |                        |  |
| <a href="#">R073263</a> | 11/20/2020 | \$800,000           | \$1,142,000              | 6098.4 | \$187.26        | 3255-031-01-012 | TRACT 3, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION  |                        |  |
| <a href="#">R073262</a> | 1/4/2021   | \$825,000           | \$1,140,563              | 6098.4 | \$187.03        | 3255-031-01-011 | TRACT 2, BLOCK 1, TEOCALLI AVENUE TRACTS SUBDIVISION  |                        |  |
| <a href="#">R073267</a> | 1/12/2021  | \$1,200,000         | \$1,659,000              | 9583.2 | \$173.12        | 3255-031-06-016 | TRACT 7, BLOCK 12, TEOCALLI AVENUE TRACTS SUBDIVISION |                        |  |
| <a href="#">R073856</a> | 9/2/2021   | \$1,500,000         | \$1,803,750              | 6250   | \$288.60        | 3255-031-05-047 | TRACT 4, BLOCK 11, TEOCALLI AVENUE TRACTS SUBDIVISION |                        |  |
| <a href="#">R073849</a> | 9/16/2021  | \$1,500,000         | \$1,803,750              | 6250   | \$288.60        | 3255-031-05-040 | TRACT 5, BLOCK 2, TEOCALLI AVENUE TRACTS SUBDIVISION  |                        |  |
| <a href="#">R073857</a> | 9/17/2021  | \$1,400,000         | \$1,683,500              | 6250   | \$269.36        | 3255-031-05-048 | TRACT 5, BLOCK 11, TEOCALLI AVENUE TRACTS SUBDIVISION |                        |  |
| <a href="#">R073845</a> | 9/23/2021  | \$1,400,000         | \$1,683,500              | 6250   | \$269.36        | 3255-031-05-036 | TRACT 1, BLOCK 2, TEOCALLI AVENUE TRACTS SUBDIVISION  |                        |  |
| <a href="#">R003065</a> | 2/24/2023  | \$1,000,000         | \$1,000,000              | 6250   | \$160.00        | 3255-031-28-009 | LOTS 17 & 18, BLOCK 7, CRESTED BUTTE                  | STEEP SLOPE            |  |
| <a href="#">R074711</a> | 6/17/2024  | \$1,400,000         | \$1,400,000              | 6250   | \$224.00        | 3255-031-09-013 | PARCEL 2, BOOTH MINOR SUBDIVISION                     |                        |  |

UPWARD ADJUSTEMENTS IN THIS LEA INCLUDE: LOCATION IN NW QUARTER, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

| NORTHWEST QUARTER KAPUSHION SUBDIVISION |           |                     |                          |             |                 |                 |                               |                        |  |
|---|-----------|---------------------|--------------------------|-------------|-----------------|-----------------|-------------------------------|------------------------|--|
| ACCOUNT NUMBER                          | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | SQUARE FEET | TASP PER SQFT   | PARCEL NUMBER   | LEGAL                         | UNIQUE CHARACTERISTICS |  |
| <a href="#">R031587</a>                 | 7/2/2020  | \$2,279,500         | \$3,459,141              | 9375        | <b>\$368.98</b> | 3177-344-02-032 | LOT 32, KAPUSHION SUBDIVISION | OUTSTANDING VIEWS      |  |

UPWARD ADJUSTEMENTS IN THIS LEA INCLUDE: LOCATION IN NW QUARTER, LOCATION IN KAPUSHION SUBDIVISION, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

**2025 REAPPRAISAL  
ECONOMIC AREA 2**

**VACANT LAND: TOWN OF CRESTED BUTTE**

| SOUTHWEST QUARTER       |           |                     |                          |             |                 |                 |                                     |                        |
|-------------------------|-----------|---------------------|--------------------------|-------------|-----------------|-----------------|-------------------------------------|------------------------|
| ACCOUNT NUMBER          | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | SQUARE FEET | TASP PER SQFT   | PARCEL NUMBER   | LEGAL                               | UNIQUE CHARACTERISTICS |
| <a href="#">R003381</a> | 2/14/2024 | \$825,000           | \$825,000                | 6250        | <b>\$132.00</b> | 3255-031-79-003 | LOTS 5 & 6, BLOCK 35, CRESTED BUTTE |                        |

UPWARD ADJUSTEMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: 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 |
| <a href="#">R042823</a> | 8/25/2021 | \$809,000           | \$991,025                | 6250        | <b>\$158.56</b> | 3255-022-25-017 | LOTS 5 & 6, BLOCK 57, CRESTED BUTTE                   |                        |
| <a href="#">R026747</a> | 4/12/2022 | \$729,000           | \$761,805                | 5937.5      | \$128.30        | 3255-022-26-002 | LOT 5 AND PART OF LOTS 4 & 6, BLOCK 56, CRESTED BUTTE |                        |
| <a href="#">R071241</a> | 1/19/2024 | \$1,400,000         | \$1,400,000              | 6000        | \$233.33        | 3255-022-32-028 | LOTS 17 & 18, BLOCK 60, CRESTED BUTTE                 |                        |

UPWARD ADJUSTEMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: LOCATION IN NORTHEAST QUARTER, ADJACENT TO SEWER PLANT, STEEP SLOPE

| SOUTHEAST QUARTER VERZUH |           |                     |                          |             |                 |                 |   |                        |
|--------------------------|-----------|---------------------|--------------------------|-------------|-----------------|-----------------|---|------------------------|
| ACCOUNT NUMBER           | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | SQUARE FEET | TASP PER SQFT   | PARCEL NUMBER   | LEGAL   | UNIQUE CHARACTERISTICS |
| <a href="#">R041060</a>  | 7/28/2020 | \$1,400,000         | \$2,124,500              | 10687.5     | \$198.78        | 3255-022-76-002 | TRACT 2, BLOCK 70, VERZUH RANCH ANNEXATION, CRESTED BUTTE | OUTSTANDING VIEWS      |
| <a href="#">R041047</a>  | 6/23/2023 | \$2,000,000         | \$2,000,000              | 6000        | \$333.33        | 3255-022-34-001 | TRACT 5, BLOCK 69, VERZUH RANCH ANNEXATION, CRESTED BUTTE | OUTSTANDING VIEWS      |
| <a href="#">R041105</a>  | 9/19/2023 | \$2,200,000         | \$2,200,000              | 10686.3     | <b>\$205.87</b> | 3255-022-80-001 | TRACT 1, BLOCK 74, VERZUH RANCH ANNEXATION, CRESTED BUTTE | OUTSIDE INFLUENCE      |

UPWARD ADJUSTEMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

| THE HEIGHTS             |           |                     |                          |             |                 |                 |  |                        |
|-------------------------|-----------|---------------------|--------------------------|-------------|-----------------|-----------------|--|------------------------|
| ACCOUNT NUMBER          | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | SQUARE FEET | TASP PER SQFT   | PARCEL NUMBER   | LEGAL  | UNIQUE CHARACTERISTICS |
| <a href="#">R003293</a> | 7/14/2023 | \$2,400,000         | \$2,400,000              | 13855       | <b>\$173.22</b> | 3255-031-60-005 | SITE 5, THE HEIGHTS AT CRESTED BUTTE SUBDIVISION | OUTSTANDING VIEWS      |

UPWARD ADJUSTEMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE