

SALES STUDY PERIOD:
JULY 1, 2021 - JUNE 30, 2024

**2025 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND: SUBDIVISIONS**

MT CRESTED BUTTE AVALANCHE: 60060								\$11.86 BASE VALUE PER SQ FT		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R005722	12/8/2023	\$1,750,000	\$1,750,000	1	147,538	\$11.86	3177-261-10-042	TRACT D, SUNLIGHT RIDGE ESTATES SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS	

COMPARABLE LEAs:
60080 - MT CB - HDMF > 40,000 SQFT
60130 - MT CB HDMF < 10,000 SQFT
60135 - SOLSTICE MT CB

MT CRESTED BUTTE LOW DENSITY, MULTI-FAMILY: 60070								\$21.55 BASE VALUE PER SQ FT		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SQ FT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R006103	3/2/2022	\$399,000	\$399,000	1	18,513	\$21.55	3177-264-02-016	LOT 7, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3	STEEP SLOPE, AVERAGE VIEWS	

MT CRESTED BUTTE HIGH DENSITY, MULTI-FAMILY - SKI-IN/SKI-OUT: 60140								\$28.70 BASE VALUE PER SQ FT		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R005460	12/9/2021	\$3,200,000	\$3,200,000	1	76,970	\$28.70	3177-261-00-108	1.767 ACRES IN SECTION 26, TOWNSHIP 13S, RANGE 86W	STEEP SLOPE, OUTSTANDING VIEWS	

THIS SALE CONSISTED OF ACCOUNTS R005460 (LEA 60140) & R005095 (LEA 60680)

MT CRESTED BUTTE ACREAGE: 60220		\$79,800 BASE VALUE PER ACRE
VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 10.458 AC AGAINST THE MEADOW/TREE UPPER LAND STUDY GRAPH		

CRESTED BUTTE SOUTH SUBDIVISION: 60240							\$243,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R040273	7/28/2021	\$95,000	\$134,900	1	0.343	\$134,900	3257-272-01-030	LOT 14, BLOCK 9, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, STEEP SLOPE, ROCKY
R072731	10/30/2023	\$145,000	\$145,000	1	0.34	\$145,000	3257-214-02-074	LOT 15, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE
R027083	7/22/2021	\$108,000	\$153,360	1	0.24	\$153,360	3257-223-04-025	LOT 44, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE
R015168	9/22/2021	\$120,000	\$153,600	1	0.34	\$153,600	3257-272-02-003	LOT 33, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE

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CRESTED BUTTE SOUTH SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R073832	11/18/2021	\$139,000	\$158,460	1	0.33	\$158,460	3257-211-04-043	LOT 35, BLOCK 26, CRESTED BUTTE SOUTH	AVERAGE VIEWS
R040385	7/12/2021	\$115,000	\$163,300	1	0.39	\$163,300	3257-223-05-045	LOT 44, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE, STREAM DRAINAGE DITCH
R027453	4/3/2024	\$175,000	\$175,000	1	0.49	\$175,000	3257-223-05-028	LOT 4, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, STREAM DRAINAGE DITCH
R027096	11/1/2021	\$160,000	\$182,400	1	0.33	\$182,400	3257-223-05-025	LOT 1, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R027137	11/5/2021	\$160,000	\$182,400	1	0.24	\$182,400	3257-223-07-008	LOT 6, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, STREAM DRAINAGE DITCH
R015138	2/11/2022	\$195,000	\$195,000	1	0.44	\$195,000	3257-223-07-002	LOT 12, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, STREAM DRAINAGE DITCH
R072169	2/24/2022	\$200,000	\$200,000	1	0.33	\$200,000	3257-222-03-026	LOT 42, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R042892	10/28/2022	\$205,000	\$205,000	1	0.35	\$205,000	3257-223-05-054	LOT 33, BLOCK 21, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE
R071413	12/30/2021	\$195,000	\$208,650	1	0.38	\$208,650	3257-223-02-018	LOT 16, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R071804	8/6/2021	\$155,200	\$209,520	1	0.49	\$209,520	3257-222-02-071	LOT 38, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015437	10/20/2022	\$210,000	\$210,000	1	0.38	\$210,000	3257-281-05-061	LOT 31, BLOCK 14, CRESTED BUTTE SOUTH SUBDIVISION	CUL DE SAC, MODERATE SLOPE
R014897	12/6/2021	\$200,000	\$214,000	1	0.34	\$214,000	3257-211-02-008	LOT 4, BLOCK 27, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R044995	11/23/2021	\$195,000	\$222,300	1	0.36	\$222,300	3257-222-02-063	LOT 10, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015013	6/27/2023	\$225,000	\$225,000	1	0.37	\$225,000	3257-214-06-010	LOT 20, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE
R072724	8/19/2021	\$170,000	\$229,500	1	0.35	\$229,500	3257-223-02-022	LOT 14, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R072722	11/2/2021	\$201,500	\$229,710	1	0.35	\$229,710	3257-223-02-020	LOT 12, BLOCK 25, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R043747	10/10/2023	\$232,500	\$232,500	1	0.334	\$232,500	3257-222-02-056	LOT 17, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	STEEP SLOPE
R043780	8/31/2021	\$173,000	\$233,550	1	0.338	\$233,550	3257-214-02-062	LOT 37, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015137	3/25/2022	\$237,000	\$237,000	1	0.3	\$237,000	3257-223-07-012	LOT 9, BLOCK 16, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R043939	12/20/2021	\$225,000	\$240,750	1	0.51	\$240,750	3257-223-04-060	LOT 34, BLOCK 23, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, OVER SIZED LOT
R014967	5/3/2024	\$242,500	\$242,500	1	0.36	\$242,500	3257-214-02-016	LOT 16, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R073111	9/27/2023	\$485,000	\$485,000	2	0.81	\$242,500	3257-222-01-024	LOTS 29 & 30, BLOCK 29, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS, OVER SIZED LOT, STREAM DRAINAGE DITCH
R015033	10/11/2023	\$245,000	\$245,000	1	0.34	\$245,000	3257-214-07-003	LOT 6, BLOCK 19, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R015105	9/24/2021	\$195,000	\$249,600	1	0.33	\$249,600	3257-223-03-019	LOT 24, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015097	3/31/2022	\$250,000	\$250,000	1	0.57	\$250,000	3257-223-03-047	LOT 7, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, OVER SIZED LOT, STREAM DRAINAGE DITCH

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CRESTED BUTTE SOUTH SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R015008	9/29/2021	\$200,000	\$256,000	1	0.39	\$256,000	3257-214-06-001	LOT 40, BLOCK 17, CRESTED BUTTE SOUTH SUBDIVISION	OUTSTANDING VIEWS, STEEP SLOPE
R043473	8/12/2021	\$190,000	\$256,500	1	0.36	\$256,500	3257-223-01-029	LOT 3, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R030784	9/19/2022	\$258,000	\$258,000	1	0.38	\$258,000	3257-281-02-020	LOT 8, BLOCK 10, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R071978	7/12/2023	\$260,000	\$260,000	1	0.4	\$260,000	3257-222-02-075	LOT 34, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE
R015250	12/6/2021	\$245,000	\$262,150	1	0.34	\$262,150	3257-272-07-007	LOT 15, BLOCK 1, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R015174	8/9/2023	\$270,000	\$270,000	1	0.41	\$270,000	3257-272-02-011	LOT 21, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R015358	8/14/2023	\$275,000	\$275,000	1	0.34	\$275,000	3257-281-01-010	LOT 18, BLOCK 8, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R043830	5/31/2023	\$275,000	\$275,000	1	0.44	\$275,000	3257-222-02-058	LOT 35, BLOCK 28, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R074341	10/10/2022	\$275,000	\$275,000	1	0.45	\$275,000	3257-222-03-033	LOT 51, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015135	8/29/2022	\$282,000	\$282,000	1	0.31	\$282,000	3257-223-06-015	LOT 7, BLOCK 15, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS
R015093	8/30/2021	\$210,000	\$283,500	1	0.35	\$283,500	3257-223-03-024	LOT 12, BLOCK 22, CRESTED BUTTE SOUTH SUBDIVISION	MODERATE SLOPE, OUTSTANDING VIEWS
R044287	4/25/2022	\$295,000	\$295,000	1	0.335	\$295,000	3257-223-01-034	LOT 11, BLOCK 26, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R073430	8/19/2021	\$225,000	\$303,750	1	0.439628	\$303,750	3257-272-02-095	LOT 18, BLOCK 4, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS
R015282	5/12/2022	\$315,000	\$315,000	1	0.42	\$315,000	3257-272-10-022	LOT 2 AND ADJACENT STREET, BLOCK 3, CRESTED BUTTE SOUTH SUBDIVISION	AVERAGE VIEWS

COMPARABLE LEAs:
60250 - CRESTED BUTTE SOUTH SUBDIVISION - GROUP 3 LOT

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: CB SOUTH LOWER, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT, ABOVE AVERAGE VIEWS, TREE LOT
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, ENCROACHING EASEMENT, MODERATE SLOPE, NO LEGAL ACCESS, ROCKY, STEEP SLOPE, IMPACTED BY STREAM DRAINAGE DITCH

CRESTED BUTTE SOUTH SUBDIVISION LARGE NON-REVOCABLE: 60260 \$391,000 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R014928	3/4/2022	\$425,000	\$425,000	1	42,689	\$425,000	3257-211-05-022	LOTS 57-59, BLOCK 24, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, CB SOUTH LOWER, CUL DE SAC, OUTSTANDING VIEWS, TREE LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE, STEEP SLOPE

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VACANT LAND: SUBDIVISIONS**

CRESTED BUTTE SOUTH SUBDIVISION RIVER VIEW: 60270								\$235,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R015345	2/9/2022	\$235,000	\$235,000	1	17,860	\$235,000	3257-273-05-020	LOT 3 AND PART OF ADJACENT STREET, BLOCK 1, CRESTED BUTTE SOUTH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE

UPWARD ADJUSTMENT IN THIS LEA INCLUDE: OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO LEGAL ACCESS

RIVER RIM SUBDIVISION OFF RIM: 60280								\$304,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031257	7/11/2023	\$350,000	\$350,000	1	27,007	\$350,000	3257-281-12-001	LOT 6, BLOCK 1, RIVER RIM SUBDIVISION	CUL DE SAC, MODERATE SLOPE, OVERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: CUL DE SAC, OVERSIZED LOT

RIVER RIM SUBDIVISION - ON RIM: 60290								\$395,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031264	2/17/2023	\$395,000	\$395,000	1	26,572	\$395,000	3257-281-13-012	LOT 2, BLOCK 2, RIVER RIM SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, STEEP SLOPE
R031263	9/2/2021	\$360,000	\$460,800	1	50,965	\$460,800	3257-281-13-013	LOT 1, BLOCK 2, RIVER RIM SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

WHETSTONE VISTA SUBDIVISION: 60310		\$548,000 BASE VALUE PER SITE
VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 2.32 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH		
COMPARABLE LEAs:		
60320 - WHETSTONE VISTA ABOVE BUCKHORN SUBDIVISION		

ALLEN HOMESITES SUBDIVISION NON RIVER: 60330		\$214,600 BASE VALUE PER SITE
VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF .88 AC AGAINST MEADOW/TREE LOWER LAND STUDY GRAPH		

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ALLEN HOMESITES SUBDIVISION RIVER LOTS: 60340 **\$475,500 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 1.05 AC AGAINST RIVER LOWER LAND STUDY GRAPH

THE RIDGE SUBDIVISION UPPER: 60390 **\$660,700 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R026952	3/6/2023	\$925,000	\$925,000	1	36.469	\$925,000	3257-220-01-004	TRACT 4, THE RIDGE AT CRESTED BUTTE SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEW, WELL INSTALLED

CRESTED BUTTE HIGHLANDS SUBDIVISION: 60400 **\$494,600 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING A DOWNWARD SIZE ADJUSTMENT TO LEA 60410 & LEA 60420 - CRESTED BUTTE MEADOWS

CRESTED BUTTE MEADOWS SUBDIVISION: 60410 & 60420 **\$618,300 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R013288	4/27/2023	\$825,000	\$825,000	1	35	\$825,000	3257-160-01-082	TRACT 13, CRESTED BUTTE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED
R013297	12/27/2021	\$760,000	\$760,000	1	35.61	\$760,000	3257-160-01-079	TRACT 6, CRESTED BUTTE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS

COMPARABLE LEAs:
60430 - ROARING JUDY SUBDIVISION - TREE
60450 - ROUND MOUNTAIN SUBDIVISION - TREE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEW, OVERSIZED LOT, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT

ROARING JUDY SUBDIVISION SAGE: 60440 **\$512,300 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 37.76 AC AGAINST SAGE LOWER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: LIMITED VIEW

ROUND MOUNTAIN SUBDIVISION SAGE: 60460 **\$484,900 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 35.39 AC AGAINST SAGE LOWER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT, WELL INSTALLED

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CEMENT CREEK @ CB SUBDIVISION: 60470	\$742,000 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING AN UPWARD WATER INFLUENCE ADJUSTMENT TO LEA 60410 & 60420	

DANNI RANCH SUBDIVISION: 60480						\$279,600 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R030389	9/4/2021	\$265,000	\$279,575	1	35.32	\$279,575	3435-000-04-003	RANCH ESTATE 4, THE DANNI RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R030403	6/24/2023	\$599,500	\$599,500	1	36.25	\$599,500	3435-000-04-016	RANCH ESTATE 19, THE DANNI RANCH SUBDIVISION	OUTSTANDING VIEWS, ADJACENT TO OPEN SPACE, WELL INSTALLED

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, WELL INSTALLED
 DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT

CHALET VILLAGE 1,2,6,7,8,9,11 SUBDIVISION: 60600						\$326,100 BASE VALUE PER SITE			
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R005075	3/17/2023	\$357,500	\$357,500	1	0.492	\$357,500	3177-234-10-030	LOT 3A, BLOCK G, CHALET VILLAGE SUBDIVISION, ADDITION NO. 2	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R005050	12/28/2021	\$375,000	\$375,000	1	0.85	\$375,000	3177-234-08-003	LOT 1, BLOCK F, CHALET VILLAGE SUBDIVISION, ADDITION NO. 2	AVERAGE VIEWS, OVERSIZED LOT
R004929	7/13/2023	\$420,000	\$420,000	1	0.719	\$420,000	3177-234-03-019	LOT 13, BLOCK K, CHALET VILLAGE SUBDIVISION, ADDITION NO. 7	ABOVE AVERAGE VIEWS, ADVERSE SOIL, MODERATE SLOPE, WETLANDS
R004914	10/21/2021	\$450,000	\$450,000	1	0.696	\$450,000	3177-234-02-006	LOT 43, CHALET VILLAGE SUBDIVISION, ADDITION NO 9	ABOVE AVERAGE VIEWS
R005076	3/26/2024	\$452,600	\$452,600	1	0.586	\$452,600	3177-234-10-008	LOT 2, BLOCK G, CHALET VILLAGE SUBDIVISION, ADDITION NO. 2	ABOVE AVERAGE VIEWS, MODERATE SLOPE

COMPARABLE LEAs: 60580 - CHALET VILLAGE 10 SUBDIVISION 60590 - CHALET VILLAGE 3 SUBDIVISION 60620 - CHALET VILLAGE 11 UPPER SUBDIVISION 60650 - CHALET VILLAGE 6 UPPER SUBDIVISION 60780 - GOLD LINK SUBDIVISION - ALONG GOTHIC ROAD 60790 - GOLD LINK SUBDIVISION - INTERIOR LOTS 60810 - GOLD LINK NORTH SUBDIVISION - LOTS ALONG GOTHIC RD 60830 - GOLD LINK NORTH SUBDIVISION - EXTERIOR LOTS
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UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT, SKI IN, SKI IN AND SKI OUT
 DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ENCROACHING EASEMENT, ON BUSY STREET, STEEP SLOPE

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ELK RUN SUBDIVISION: 60660								\$389,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R005416	10/12/2022	\$425,000	\$425,000	1	25,134	\$425,000	3177-243-02-015	LOT 36, ELK RUN SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	

COMPARABLE LEAs:
60670 - TIMBERLAND SUBDIVISION

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, MODERATE SLOPE, STEEP SLOPE

MT CRESTED BUTTE SKI-IN/SKI-OUT: 60680								\$757,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R005441	4/10/2022	\$985,000	\$985,000	1	13,721	\$985,000	3177-243-03-018	LOT 18, TIMBERLAND SUBDIVISION	ADJACENT TO OPEN SPACE, CUL DE SAC, SKI IN AND SKI OUT	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE, STEEP SLOPE

SUNLIGHT RIDGE SUBDIVISION: 60690 \$396,700 BASE VALUE PER SITE
VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF .73 AC AGAINST MEADOW TREE UPPER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ENCROACHING EASEMENT, STEEP SLOPE, UNDERSIZED LOT

SUNLIGHT RIDGE SUBDIVISION LOW DENSITY, MULTI-FAMILY: 60700								\$1,720,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R005736	8/24/2021	\$1,550,000	\$1,720,500	1	3.229	\$1,720,500	3177-261-10-020	LOT E, SUNLIGHT RIDGE ESTATES SUBDIVISION	ADJACENT TO OPEN SPACE, CUL DE SAC, ABOVE AVERAGE VIEWS, STEEP SLOPE	

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THE SUMMIT SUBDIVISION: 60750								\$584,200 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R030209	4/18/2022	\$300,000	\$300,000	1	0.732	\$300,000	3177-264-20-007	LOT 3, THE SUMMIT SUBDIVISION	ADVERSE SOIL, SKI OUT, STEEP SLOPE, ABOVE AVERAGE VIEWS
R031531	8/19/2021	\$565,000	\$627,150	1	0.452	\$627,150	3177-264-29-011	LOT 18, THE SUMMIT SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R031523	7/5/2022	\$775,000	\$775,000	1	0.37	\$775,000	3177-264-29-003	LOT 10, THE SUMMIT SUBDIVISION	ABOVE AVERAGE VIEWS
R031525	6/10/2022	\$1,250,000	\$1,250,000	1	0.325	\$1,250,000	3177-264-29-005	LOT 12, THE SUMMIT SUBDIVISION	OUTSTANDING VIEWS, SKI IN AND SKI OUT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT, SKI IN, SKI OUT, SKI IN & SKI OUT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADVERSE SOIL, MODERATE SLOPE, STEEP SLOPE

PROSPECT SUBDIVISION: 60840, 60860, 60880, & 60900								\$486,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R043238	7/15/2021	\$350,000	\$407,750	1	1.036	\$407,750	3177-244-01-009	LOT D-20, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS, MODERATE SLOPE
R043239	7/8/2021	\$355,000	\$413,575	1	1.018	\$413,575	3177-244-01-010	LOT D-21, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS, MODERATE SLOPE
R043678	8/3/2021	\$420,000	\$466,200	1	0.71	\$466,200	3177-244-02-002	LOT E-10, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, UNDERSIZED LOT
R042004	8/11/2023	\$485,000	\$485,000	1	0.8	\$485,000	3177-241-01-010	LOT C-2, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R043685	2/1/2023	\$500,000	\$500,000	1	0.74	\$500,000	3177-244-02-009	LOT E-17, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS, MODERATE SLOPE
R043237	4/12/2023	\$533,500	\$533,500	1	1.33	\$533,500	3177-244-01-008	LOT D-19, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSIDE INFLUENCE
R043683	8/14/2023	\$565,000	\$565,000	1	0.87	\$565,000	3177-244-02-007	LOT E-15, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R043236	7/21/2021	\$495,000	\$576,675	1	1.622	\$576,675	3177-244-01-007	LOT D-16, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R042003	10/7/2021	\$595,000	\$595,000	1	1.19	\$595,000	3177-241-01-009	LOT C-3, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R042018	8/22/2023	\$700,000	\$700,000	1	0.63	\$700,000	3177-241-01-024	LOT C-37, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, SKI IN AND SKI OUT, UNDERSIZED LOT
R042027	3/30/2022	\$775,000	\$775,000	1	0.91	\$775,000	3177-241-03-002	LOT C-20, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN
R043684	6/14/2022	\$775,000	\$775,000	1	0.91	\$775,000	3177-244-02-008	LOT E-16, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS
R042008	1/17/2022	\$875,000	\$875,000	1	1.08	\$875,000	3177-241-01-014	LOT C-10, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN AND SKI OUT
R043218	2/18/2022	\$937,500	\$937,500	1	1.164	\$937,500	3177-241-06-001	LOT D-1, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R042000	11/16/2023	\$1,050,000	\$1,050,000	1	0.8	\$1,050,000	3177-241-01-006	LOT C-6, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE, SKI IN AND SKI OUT
R043691	8/27/2021	\$975,000	\$1,082,250	1	0.95	\$1,082,250	3177-244-05-003	LOT E-20, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE, SKI IN AND SKI OUT

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PROSPECT SUBDIVISION <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R043223	12/20/2021	\$1,235,000	\$1,235,000	1	1.453	\$1,235,000	3177-241-06-006	LOT D-6, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R042014	9/8/2022	\$1,240,000	\$1,240,000	1	0.61	\$1,240,000	3177-241-01-020	LOT C-24, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	OUTSTANDING VIEWS, SKI IN & SKI OUT
R042011	3/10/2023	\$1,250,000	\$1,250,000	1	0.68	\$1,250,000	3177-241-01-017	LOT C-27, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, SKI IN AND SKI OUT
R041999	10/5/2023	\$1,250,000	\$1,250,000	1	0.65	\$1,250,000	3177-241-01-005	LOT C-7, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE, SKI IN AND SKI OUT
R043227	5/19/2023	\$1,300,000	\$1,300,000	1	1.468	\$1,300,000	3177-241-06-007	LOT D-7, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R043697	7/21/2021	\$1,200,000	\$1,398,000	1	1.68	\$1,398,000	3175-193-01-006	LOT E-8, PROSPECT AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, SKI IN AND SKI OUT

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVER SIZED, SKI IN, SKI OUT, SKI IN & SKI OUT
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: MODERATE SLOPE, OUTSIDE INFLUENCE, UNDERSIZED LOT

WILDHORSE AT PROSPECT SUBDIVISION: 60930 \$252,000 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R043527 - 40 & R043568, 69, 70	2/18/2021	\$2,975,000	\$4,284,000	17	33,465	\$252,000	3177-242-15- 001, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 55, 56, 57	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 42, 43, 44 WILDHORSE AT PROSPECT SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

PROSPECT HOMESTEAD: 60940 \$19,500 BASE VALUE PER SITE									
VALUE DETERMINED BY COMPARING MEDIAN SQUARE FOOTAGE OF 1,712 SQ FT TO BASE VALUE FOR LEA 60940 LARKSPUR RESTRICTED									

OVERLOOK AT MT CRESTED BUTTE SUBDIVISION NON-VIEW: 60960 \$359,600 BASE VALUE PER SITE									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R030959	8/24/2021	\$324,000	\$359,640	1	27,138	\$359,640	3177-264-36-001	LOT 8, OVERLOOK AT MT CRESTED BUTTE SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE

COMPARABLE LEAs:
60970 - OVERLOOK AT MT CRESTED BUTTE SUBDIVISION - VIEW

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

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OVERLOOK AT MT CB SUBDIVISION ESTATE LOTS: 60980 **\$496,700 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT FOR OVERSIZED AND VIEW, AND A DOWNWARD ADJUSTMENT FOR STEEP SLOPE TO LEA 60960

VILLAS AT MT CB PHASE 5 SUBDIVISION: 61000 **\$289,500 BASE VALUE PER UNIT**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	ACRES	TASP PER UNIT	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R043839 - R043857	6/20/2022	\$5,500,000	\$5,500,000	19	5.013	\$289,474	3177-261-37-001 - 3177-261-37-019	LOT 19 - LOT 22 & LOT 28 - LOT 42, VILLAS AT MT CRESTED BUTTE SUBDIVISION	AVERAGE VIEWS

SLATE RIVER SUBDIVISION: 61020 **\$344,800 BASE VALUE PER UNIT**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF .442 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOTS

RIVERBEND SUBDIVISION: 61030 **\$433,100 BASE VALUE PER UNIT**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 1.0 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OVERSIZED LOT

MERIDIAN LAKE PARK SUBDIVISION: 61060 & 61070 **\$305,600 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R012698	10/2/2021	\$313,000	\$313,000	1	14,549	\$313,000	3177-222-05-002	LOT 54, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012669	2/14/2022	\$320,000	\$320,000	1	14,549	\$320,000	3177-222-03-007	LOT 16, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R030541	8/27/2021	\$345,000	\$382,950	1	22,303	\$382,950	3177-222-08-001	LOT 1, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012653	6/17/2022	\$384,000	\$384,000	1	16,509	\$384,000	3177-222-02-006	LOT 32, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS
R012655	3/23/2023	\$385,000	\$385,000	1	17,206	\$385,000	3177-222-02-008	LOT 30, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ABOVE AVERAGE VIEWS, CUL DE SAC, MODERATE SLOPE
R012663	5/13/2024	\$410,000	\$410,000	1	20,517	\$410,000	3177-222-03-029	LOT 22, MERIDIAN LAKE PARK SUBDIVISION, FILING NO. 2	ADJACENT TO OPEN SPACE, CUL DE SAC, OUTSTANDING VIEWS

COMPARABLE LEAs:
61270 - GLACIER LILY SUBDIVISION - LOWER LOTS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, OUTSIDE INFLUENCE, RESTRICTED FROM BUILDING

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MERIDIAN LAKE LOWER: 61080 **\$259,800 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING AN DOWNWARD UNDERSIZED LOT ADJUSTMENT TO LEA 61060 & 61070 MERIDIAN LAKE PARK

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ON BUSY STREET

MERIDIAN LAKE MEADOWS & PRISTINE POINT: 61090 **\$347,800 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031913	11/18/2021	\$300,000	\$300,000	1	43,647	\$300,000	3177-222-09-024	LOT 12, MERIDIAN LAKE MEADOWS SUBDIVISION	AVERAGE VIEWS, STEEP SLOPE
R031924	10/12/2022	\$400,000	\$400,000	1	44,170	\$400,000	3177-222-10-005	LOT 23, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS

COMPARABLE LEAs:
61120 - PRISTINE POINT SUBDIVISION - INTERIOR LOTS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDES: BELOW AVERAGE VIEWS, STEEP SLOPE

MERIDIAN LAKE MEADOWS SUBDIVISION INTERIOR LOTS: 61100 **\$360,800 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R031929	10/20/2021	\$375,000	\$375,000	1	43,560	\$375,000	3177-222-10-016	LOT 28, MERIDIAN LAKE MEADOWS SUBDIVISION	ABOVE AVERAGE VIEWS
R031957	8/21/2023	\$565,000	\$565,000	1	47,960	\$565,000	3177-222-09-020	LOT 56, MERIDIAN LAKE MEADOWS SUBDIVISION	OUTSTANDING VIEWS

COMPARABLE LEAs:
61110 - MERIDIAN LAKE MEADOWS SUBDIVISION - UPPER LOTS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, PUBLIC ACCESS EASEMENT

SMITH HILL RANCHES SUBDIVISION: 61150 **\$1,171,800 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 35.1895 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

GOTHIC CORRIDOR NON RIVER: 61170 **\$630,000 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 3.82 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS, OVER SIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: UNDER SIZED LOT

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APERATURE EAST LOTS: 61181 **\$1,327,500 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R072557	5/13/2022	\$1,075,000	\$1,075,000	1	19,602	\$1,075,000	3177-353-02-001	LOT 22, APERTURE SUBDIVISION	AVERAGE VIEWS
R072556	5/13/2022	\$1,075,000	\$1,075,000	1	18,295	\$1,075,000	3177-353-02-002	LOT 21, APERTURE SUBDIVISION	AVERAGE VIEWS
R072539	3/17/2022	\$1,255,000	\$1,255,000	1	22,216	\$1,255,000	3177-353-01-008	LOT 4, APERTURE SUBDIVISION	AVERAGE VIEWS
R072538	4/14/2022	\$1,295,000	\$1,295,000	1	21,780	\$1,295,000	3177-353-01-009	LOT 3, APERTURE SUBDIVISION	AVERAGE VIEWS
R072537	4/29/2022	\$1,360,000	\$1,360,000	1	25,265	\$1,360,000	3177-353-01-010	LOT 2, APERTURE SUBDIVISION	AVERAGE VIEWS
R072558	2/28/2024	\$1,450,000	\$1,450,000	1	20,038	\$1,450,000	3177-353-02-003	LOT 23, APERTURE SUBDIVISION	AVERAGE VIEWS
R072554	2/4/2022	\$1,450,000	\$1,450,000	1	29,185	\$1,450,000	3177-353-01-016	LOT 19, APERTURE SUBDIVISION	AVERAGE VIEWS
R072555	9/17/2021	\$1,445,000	\$1,524,475	1	23,958	\$1,524,475	3177-353-01-015	LOT 20, APERTURE SUBDIVISION	AVERAGE VIEWS
R072542	4/29/2021	\$1,395,000	\$1,855,350	1	13,939	\$1,855,350	3177-353-01-005	LOT 7, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS
R072547	3/21/2022	\$1,900,000	\$1,900,000	1	19,166	\$1,900,000	3177-353-01-023	LOT 12, APERTURE SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

THREE VALLEYS SUBDIVISION: 61190 **\$633,600 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 3.9 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

ALPINE MEADOWS SUBDIVISION EAST OF ROAD: 61200 **\$457,900 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 1.22 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET

ALPINE MEADOWS SUBDIVISION: 61210 **\$525,700 BASE VALUE PER SITE**

VALUE DETERMINED BY USING THE MEDIAN ACREAGE OF 2.00 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVER SIZED LOT

SADDLE RIDGE RANCH ESTATES SUBDIVISION: 61220 **\$709,200 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R042278	12/13/2021	\$777,000	\$777,000	1	3.01	\$777,000	3177-263-02-005	LOT 7, SADDLE RIDGE RANCH ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS
R042285	2/28/2023	\$925,000	\$925,000	1	2.7	\$925,000	3177-352-01-003	LOT 4, SADDLE RIDGE RANCH ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEW

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SADDLE RIDGE ESTATES SUBDIVISION UPPER: 61240								\$667,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R042279	12/24/2021	\$868,000	\$868,000	1	2.09	\$868,000	3177-263-02-006	LOT 8, SADDLE RIDGE RANCH ESTATES SUBDIVISION	OUTSTANDING VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEW

MCCORMICK RANCH SUBDIVISION OFF RIVER: 61280								\$1,379,600 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R041032	9/20/2021	\$1,700,000	\$1,793,500	1	36.42	\$1,793,500	3255-000-09-001	LOT 1, THE MCCORMICK RANCH SUBDIVISION	OUTSTANDING VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

MCCORMICK RANCH SUBDIVISION ON RIVER: 61290								\$2,421,200 BASE VALUE PER SITE		
VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT FOR ON RIVER TO LEA 61280 MCCORMICK RANCH OFF RIVER										

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

HIDDEN MINE RANCH SUBDIVISION: 61310								\$647,500 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R045011 & R045031	10/13/2021	\$940,500	\$940,500	2	35.10 35.23	\$470,250	3255-000-11-001 & 3255-000-11-021	LOT 1 & OUTLOT B, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS	
R045028	6/13/2023	\$640,000	\$640,000	1	35.1	\$640,000	3255-000-11-018	LOT 18, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS	
R045014	5/25/2023	\$645,000	\$645,000	1	35.10	\$645,000	3255-000-11-004	LOT 4, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS	
R045017	3/14/2022	\$650,000	\$650,000	1	35.10	\$650,000	3255-000-11-007	LOT 7, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS	
R045018	8/30/2021	\$600,000	\$666,000	1	36.10	\$666,000	3255-000-11-008	LOT 8, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS	
R045026	10/31/2023	\$675,000	\$675,000	1	35.1	\$675,000	3255-000-11-016	LOT 16, HIDDEN MINE RANCH SUBDIVISION	AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO GRAVEL PIT, LIMITED USE

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TRAPPER'S CROSSING AT WILDCAT SUBDIVISION: 61350								\$498,100 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R030323	4/11/2022	\$495,000	\$495,000	1	35.138	\$495,000	3255-000-05-026	LOT 26, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS	
R030308	9/13/2021	\$475,000	\$501,125	1	36.37	\$501,125	3255-000-05-011	LOT 11, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS	
R030310 & R030322	9/22/2023	\$835,000	\$835,000	2	35.5	\$417,500	3255-000-05-013 & 3255-000-05-025	LOTS 13 & 25, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS, STEEP SLOPE, WELL INSTALLED	
R030304	9/28/2021	\$600,000	\$633,000	1	35.37	\$633,000	3255-000-05-007	LOT 7, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS	
R030313	7/16/2021	\$495,000	\$576,675	1	38.43	\$576,675	3255-000-05-044	LOT 16, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED	
R030324	9/1/2023	\$600,000	\$600,000	1	42.16	\$600,000	3255-000-05-027	LOT 27, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED	
R043482	1/29/2024	\$660,000	\$660,000	1	35.55	\$660,000	3255-000-05-051	LOT 33A, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION	AVERAGE VIEWS, WELL INSTALLED	

COMPARABLE LEAs:
61330 - TRAPPER'S CROSSING AT CB SUBDIVISION
61340 - TRAPPER'S CROSSING SOUTH SUBDIVISION

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, NO VEHICULAR ACCESS AND NO PROXIMITY TO ROAD, PUBLIC ACCESS EASEMENT, STEEP SLOPE

TRAPPER'S CROSSING AT WILDCAT PHASE III: 61370								\$400,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R032264	2/10/2023	\$400,000	\$400,000	1	35.325	\$400,000	3255-000-08-001	LOT 8, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION, PHASE III	AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STEEP SLOPE

SKYLAND SUBDIVISION LOWER EXTERIOR LOTS: 61400								\$370,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R032568	7/27/2021	\$275,000	\$320,375	1	30,318	\$320,375	3255-120-20-068	LOT S-72, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ON BUSY STREET	
R032579	1/10/2022	\$375,000	\$375,000	1	15,464	\$375,000	3255-120-22-001	LOT S-96, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ON BUSY STREET	
R032589	6/18/2024	\$450,000	\$450,000	1	26,572	\$450,000	3255-120-22-011	LOT S-86, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS	
R042407	7/28/2022	\$475,000	\$475,000	1	23,653	\$475,000	3255-120-22-017	LOT S-84, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEA INCLUDE: ON BUSY STREET

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SKYLAND SUBDIVISION 3RD FILING, PHASE II: 61410								\$800,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R043136	11/23/2021	\$600,000	\$600,000	1	6.17	\$600,000	3255-010-18-011	LOT S-194, SKYLAND SUBDIVISION	AVERAGE VIEWS, PUBLIC ACCESS	
R043137	1/14/2022	\$610,000	\$610,000	1	10.52	\$610,000	3255-010-18-012	LOT S-195, SKYLAND SUBDIVISION	AVERAGE VIEWS, OVERSIZED LOT, PUBLIC ACCESS, STEEP SLOPE	
R043129	11/17/2021	\$850,000	\$850,000	1	0.93	\$850,000	3255-010-18-004	LOT S-187, SKYLAND SUBDIVISION	OUTSTANDING VIEWS, UNDERSIZED LOT	
R043135	1/18/2022	\$1,090,000	\$1,090,000	1	10.62	\$1,090,000	3255-010-18-010	LOT S-193, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OVERSIZED LOT, STEEP SLOPE	
R043126	8/19/2021	\$1,250,000	\$1,387,500	1	10.53	\$1,387,500	3255-010-18-001	LOT S-184, SKYLAND SUBDIVISION	OUTSTANDING VIEWS, OVERSIZED LOT, PUBLIC ACCESS	
R043127	8/19/2021	\$1,250,000	\$1,387,500	1	9.85	\$1,387,500	3255-010-18-002	LOT S-185, SKYLAND SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT, PUBLIC ACCESS	
R043134	12/8/2023	\$1,500,000	\$1,500,000	1	1.39	\$1,500,000	3255-010-18-009	LOT S-192, SKYLAND SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: PUBLIC ACCESS, STEEP SLOPE, UNDER SIZED LOT

SKYLAND SUBDIVISION 3RD FILING, POCKET: 61420								\$575,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R040564	9/12/2022	\$575,000	\$575,000	1	16,291	\$575,000	3255-010-13-090	LOT S-119, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

SKYLAND SUBDIVISION 3RD FILING, UPPER: 61430								\$685,100 BASE VALUE PER SITE		
VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT FOR LOCATION TO LEA 61450 SKYLAND SFR UPPER										

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT

SKYLAND SUBDIVISION 3RD FILING, LOWER: 61440								\$435,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R040528	10/27/2021	\$250,000	\$250,000	1	0.516	\$250,000	3255-010-13-027	LOT S-143, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, STEEP SLOPE	
R040510	10/5/2021	\$415,000	\$415,000	1	0.657	\$415,000	3255-010-13-009	LOT S-152, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE	

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SKYLAND SUBDIVISION 3RD FILING, LOWER <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R040533	9/3/2021	\$395,000	\$416,725	1	0.42	\$416,725	3255-010-13-032	LOT S-140, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R040520	3/12/2024	\$430,000	\$430,000	1	0.729	\$430,000	3255-010-13-019	LOT S-147, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R040531	11/4/2021	\$440,000	\$440,000	1	0.407	\$440,000	3255-010-13-030	LOT S-141, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R040526	2/9/2022	\$480,000	\$480,000	1	0.608	\$480,000	3255-010-13-025	LOT S-144, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R040524	5/20/2022	\$500,000	\$500,000	1	0.653	\$500,000	3255-010-13-023	LOT S-145, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT

SKYLAND SUBDIVISION SFR UPPER: 61450								\$527,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R015573	5/8/2023	\$925,000	\$925,000	1	3.64	\$925,000	3257-060-01-019	LOT S-20, SKYLAND SUBDIVISION	OUTSTANDING VIEWS, OVERSIZED LOT

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS, OVERSIZED LOT

SKYLAND SUBDIVISION SFR UPPER INTERIOR: 61460								\$480,800 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R015571	10/2/2023	\$800,000	\$800,000	2	1.741	\$400,000	3257-060-01-048	LOTS S-24 & S-25, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015581	12/1/2021	\$500,000	\$500,000	1	1.198	\$500,000	3257-060-01-027	LOT S-13, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R015565	9/27/2023	\$700,000	\$700,000	1	0.886	\$700,000	3257-060-01-011	LOT S-27, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ENCROACHING EASEMENT, MODERATE SLOPE, STEEP SLOPE

SKYLAND SUBDIVISION LAKE/OPEN SPACE INFLUENCE: 61480	\$444,000 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING AN UPWARD RIVER ADJUSTMENT TO LEA 61400 SKYLAND SFR LOWER EXTERIOR	

DOWNWARD ADJUSTMENTS IN THESE LEA INCLUDE: ON BUSY STREET

SKYLAND RIVER NEIGHBORHOOD EXTERIOR LOTS: 61510	\$315,000 BASE VALUE PER SITE
VALUE DETERMINED BY APPLYING AN UPWARD VIEW ADJUSTMENT TO LEA 61520 SKYLAND RIVER NEIGHBORHOOD INTERIOR LOTS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

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SKYLAND RIVER NEIGHBORHOOD INTERIOR LOTS: 61520								\$252,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R032538	7/25/2023	\$315,000	\$315,000	1	7,884	\$315,000	3255-120-21-001	LOT RNT-2, SKYLAND RIVER NEIGHBORHOOD SUBDIVISION	AVERAGE VIEWS, OVERSIZED LOT	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

SKYLAND RIVER NEIGHBORHOOD MULTI-FAMILY LOTS: 61530								\$284,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R032539	4/20/2023	\$355,000	\$355,000	1	8,843	\$355,000	3255-120-21-002	LOT RNQ-1, SKYLAND RIVER NEIGHBORHOOD SUBDIVISION	AVERAGE VIEWS, OVERSIZED LOT	

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT

SKYLAND SUBDIVISION ON GOLF COURSE: 61550								\$465,200 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R040578	8/24/2021	\$525,000	\$582,750	1	0.372	\$582,750	3255-010-13-079	LOT S-105, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS	
R040546	3/9/2022	\$635,000	\$635,000	1	2.748	\$635,000	3255-010-13-046	LOT S-137, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, OVER SIZED LOT	
R040568	5/18/2022	\$695,000	\$695,000	1	0.311	\$695,000	3255-010-13-069	LOT S-115, SKYLAND SUBDIVISION	ABOVE AVERAGE VEIWS	
R040554	3/29/2024	\$735,000	\$735,000	1	0.584	\$735,000	3255-010-13-054	LOT S-129, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	
R015588	11/30/2022	\$950,000	\$950,000	1	0.706	\$950,000	3257-060-02-006	LOT D-12, SKYLAND SUBDIVISION	OUTSTANDING VIEWS	

COMPARABLE LEAs:
61540 - SKYLAND SUBDIVISION - LOWER GOLF COURSE

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE VIEWS, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEWS, ENCROACHING EASEMENT, ON BUSY STREET

SKYLAND SUBDIVISION LOWER INTERIOR LOTS: 61560								\$414,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R042972	10/19/2021	\$365,000	\$365,000	1	0.598	\$365,000	3255-120-20-066	LOT S-79, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS, ON BUSY STREET	
R041955	9/22/2022	\$550,000	\$550,000	1	0.447	\$550,000	3255-120-16-014	LOT 2, SKYLAND SUBDIVISION	ABOVE AVERAGE VIEWS	

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SKYLAND TEOCALLI & LINKS TOWNHOME SUBDIVISION: 61600 **\$229,900 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING AN UPWARD SIZE ADJUSTMENT OF 10% FOR SIZE TO LEA 61605 SKYLAND FAIRWAY

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: RESTRICTED FROM BUILDING

SKYLAND FAIRWAY TOWNHOME SUBDIVISION: 61605 **\$209,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R040228	9/21/2022	\$209,000	\$209,000	1	3,485	\$209,000	3255-120-26-026	LOT 5, FAIRWAY PARK AT SKYLAND TOWNHOME SUBDIVISION	AVERAGE VIEWS

COMPARABLE LEAs:
61590 - CLUB COTTAGES

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: RESTRICTED FROM BUILDING

BUCKHORN RANCH SUBDIVISION SMALL LOTS: 61610 **\$270,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R073135	12/13/2023	\$239,000	\$239,000	1	7,405	\$239,000	3257-074-15-025	LOT M3-29, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042666	1/10/2024	\$240,000	\$240,000	1	7,405	\$240,000	3257-074-16-006	LOT M3-42, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, MODERATE SLOPE
R042661	6/7/2023	\$243,000	\$243,000	1	6,970	\$243,000	3257-074-16-001	LOT M3-39, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R042523	9/12/2023	\$245,788	\$245,788	1	20,038	\$245,788	3257-070-12-004	LOT M1-3, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
R042557	6/14/2024	\$250,000	\$250,000	1	7,405	\$250,000	3257-074-02-005	LOT M2-26, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042596	11/7/2022	\$250,000	\$250,000	1	5,227	\$250,000	3257-074-07-029	LOT M2-64, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042653	6/18/2024	\$265,000	\$265,000	1	7,405	\$265,000	3257-074-15-010	LOT M3-31, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042648	8/11/2022	\$270,000	\$270,000	1	7,405	\$270,000	3257-080-01-005	LOT M3-24, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042583	8/4/2021	\$155,000	\$279,000	1	5,227	\$279,000	3257-074-07-016	LOT M2-43, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042656	8/10/2022	\$284,000	\$284,000	1	7,405	\$284,000	3257-074-15-022	LOT M3-18, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042606	10/23/2021	\$175,000	\$287,000	1	6,970	\$287,000	3257-074-10-005	LOT M2-70, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042571	11/15/2021	\$185,000	\$288,600	1	6,098	\$288,600	3257-074-07-004	LOT M2-13, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS
R042676	5/5/2022	\$275,000	\$297,000	1	7,405	\$297,000	3257-074-17-004	LOT M3-47, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042673	6/12/2024	\$300,000	\$300,000	1	7,405	\$300,000	3257-074-17-001	LOT M3-48, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042569	10/7/2021	\$185,000	\$303,400	1	5,663	\$303,400	3257-074-07-002	LOT M2-11, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

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BUCKHORN RANCH SUBDIVISION SMALL LOTS <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R042675	9/9/2022	\$315,000	\$315,000	1	6,970	\$315,000	3257-074-17-003	LOT M3-50, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, CUL DE SAC
R042608	6/14/2022	\$315,000	\$315,000	1	7,405	\$315,000	3257-074-10-007	LOT M2-68, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
R042609	12/7/2021	\$215,000	\$318,200	1	7,405	\$318,200	3257-074-10-008	LOT M2-67, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042607	7/28/2021	\$175,000	\$329,000	1	7,405	\$329,000	3257-074-10-006	LOT M2-69, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
R042630	1/20/2022	\$240,000	\$336,000	1	7,405	\$336,000	3257-074-13-006	LOT M3-10, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE
R042549	1/27/2022	\$252,000	\$352,800	1	6,970	\$352,800	3257-074-02-005	LOT M2-5, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042688	9/14/2022	\$360,000	\$360,000	1	7,405	\$360,000	3257-080-01-005	LOT M3-53, BUCKHORN RANCH SUBDIVISION	ADJACENT TO OPEN SPACE, CUL DE SAC, OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE, ON BUSY STREET

BUCKHORN RANCH SUBDIVISION ON AIRSTRIP: 61620								\$572,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R042695	7/20/2021	\$200,000	\$376,000	1	1.6	\$376,000	3257-080-02-007	LOT 63, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OUTSIDE INFLUENCE
R042503	10/15/2021	\$385,000	\$631,400	1	1.36	\$631,400	3257-070-11-009	LOT 83, BUCKHORN RANCH SUBDIVISION	AVERAGE VIEWS, ENCROACHING EASEMENT
R042694	2/1/2022	\$566,000	\$747,120	1	1.25	\$747,120	3257-080-02-006	LOT 64, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042690	5/17/2022	\$750,000	\$810,000	1	1.97	\$810,000	3257-080-02-002	LOT 68, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, OVERSIZED LOT

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ADJACENT TO OPEN SPACE, ABOVE AVERAGE VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT, MODERATE SLOPE, OUTSIDE INFLUENCE, UNDERSIZED LOT

BUCKHORN RANCH SUBDIVISION OFF AIRSTRIP: 61630								\$391,300 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R042730	6/26/2024	\$350,000	\$350,000	1	0.48	\$350,000	3257-080-07-013	LOT 40, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, UNDERSIZED LOT, WATER INFLUENCE
R042536	6/8/2023	\$385,000	\$385,000	1	0.77	\$385,000	3257-070-15-001	LOT 15, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VEIWS
R042702	6/4/2024	\$385,000	\$385,000	1	0.83	\$385,000	3257-080-03-005	LOT 59, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R042700	7/18/2023	\$389,000	\$389,000	1	0.8	\$389,000	3257-080-03-003	LOT 31, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VEIWS

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BUCKHORN RANCH SUBDIVISION OFF AIRSTRIP <i>continued</i>									
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R042729	9/27/2022	\$400,000	\$400,000	1	0.6	\$400,000	3257-080-07-012	LOT 41, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, WATER INFLUENCE
R042719	8/29/2022	\$430,000	\$430,000	1	0.86	\$430,000	3257-080-07-002	LOT 51, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE
R042731	11/29/2022	\$450,000	\$450,000	1	0.74	\$450,000	3257-080-08-001	LOT 56, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS
R042712	6/14/2022	\$450,000	\$450,000	1	1	\$450,000	3257-080-05-007	LOT 27, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042728	3/7/2023	\$460,000	\$460,000	1	0.67	\$460,000	3257-080-07-011	LOT 42, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, MODERATE SLOPE, WATER INFLUENCE
R041443	3/19/2024	\$550,000	\$550,000	1	1.11	\$550,000	3257-070-08-005	LOT 39, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS
R042709	8/17/2021	\$405,000	\$729,000	1	0.89	\$729,000	3257-080-05-004	LOT 22, BUCKHORN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS, MODERATE SLOPE

BUTTE PASTURE SUBDIVISION: 61640								\$1,024,600 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R042455	8/20/2021	\$1,200,000	\$1,332,000	1	9.01	\$1,332,000	3257-070-10-007	LOT 8, BUTTE PASTURE SUBDIVISION	OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OUTSTANDING VIEWS

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: UNDERSIZED LOT

LARKSPUR SUBDIVISION RECREATIONAL LOT: 61670								\$1,035,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R044130	8/17/2021	\$575,000	\$1,035,000	1	2.79	\$1,035,000	3255-120-35-009	LOT R1, LARKSPUR SUBDIVISION	AVERAGE VIEWS

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LARKSPUR SFR SUBDIVISION RESTRICTED: 61680								\$65,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R044083	1/18/2024	\$65,000	\$65,000	1	7,662	\$65,000	3255-120-34-011	LOT E4, LARKSPUR SUBDIVISION	AVERAGE VIEWS	
R044088	7/9/2021	\$65,000	\$122,200	1	8,566	\$122,200	3255-120-34-016	LOT E7, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS	

LARKSPUR SUBDIVISION ON LAKE: 61700 \$448,700 BASE VALUE PER SITE

VALUE DETERMINED BY APPLYING AN UPWARD ADJUSTMENT FOR ON LAKE TO LEA 61710 LARKSPUR SUBDIVISION EAST

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

LARKSPUR SUBDIVISION EAST: 61710								\$373,900 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R044089	10/8/2021	\$285,000	\$467,400	1	12,071	\$467,400	3255-120-34-017	LOT S6, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

LARKSPUR SUBDIVISION SOUTH: 61720								\$425,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R044103	2/27/2023	\$425,000	\$425,000	1	12,387	\$425,000	3255-120-34-031	LOT S18, LARKSPUR SUBDIVISION	AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, OVERSIZED LOT
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

LARKSPUR SUBDIVISION WEST: 61730								\$488,800 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R044115	7/30/2021	\$325,000	\$611,000	1	12,461	\$611,000	3255-120-34-043	LOT S30, LARKSPUR SUBDIVISION	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS
DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: BELOW AVERAGE VIEWS

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SILVER SAGE SUBDIVISION EXTERIOR: 61740								\$332,500 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R032136	6/14/2021	\$364,000	\$444,080	1	34,412	\$444,080	3255-013-02-010	LOT 2, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE
R032140	10/22/2021	\$535,000	\$535,000	1	35,719	\$535,000	3255-013-02-003	LOT 6, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE
R032139	10/26/2021	\$750,000	\$750,000	1	67,736	\$750,000	3255-013-02-002	LOT 5, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, MODERATE SLOPE, OVERSIZED LOT
R032142	1/4/2022	\$1,175,000	\$1,175,000	1	63,510	\$1,175,000	3255-013-02-005	LOT 8, SILVER SAGE SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT, WATER INFLUENCE

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT, WATER INFLUENCE

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MODERATE SLOPE

SILVER SAGE SUBDIVISION INTERIOR: 61750								\$350,000 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	SQ FT	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R032157	10/5/2021	\$350,000	\$350,000	1	25,134	\$350,000	3255-013-03-002	LOT 22, SILVER SAGE SUBDIVISION	ABOVE AVERAGE VIEWS

HIDDEN RIVER RANCH OFF RIVER: 61760 \$525,600 BASE VALUE PER SITE

VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT OF OFF RIVER TO LEA 61770 HIDDEN RIVER RANCG SUBDIVISION

HIDDEN RIVER RANCH SUBDIVISION: 61770								\$700,800 BASE VALUE PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R032315	6/24/2022	\$925,000	\$925,000	1	5.18	\$925,000	3257-201-01-003	SITE 1, HIDDEN RIVER RANCH SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, OVERSIZED LOT

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RED MOUNTAIN RANCH ESTATES SUBDIVISION UPPER: 61780								\$517,900 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R032366	9/13/2021	\$540,000	\$569,700	1	35.101	\$569,700	3257-000-02-004	LOT 3, RED MOUNTAIN RANCH SUBDIVISION	AVERAGE VIEWS, WELL INSTALLED	
R032376	8/17/2021	\$565,000	\$627,150	1	35.101	\$627,150	3257-000-02-010	LOT 13, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R032395	7/12/2022	\$675,000	\$675,000	1	35.102	\$675,000	3257-000-02-037	LOT 32, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R032392	7/22/2021	\$730,000	\$850,450	1	35.101	\$850,450	3257-000-02-027	LOT 29, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS, WELL INSTALLED	
R032375	11/19/2021	\$865,000	\$865,000	1	35.69	\$865,000	3257-000-02-011	LOT 12, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R032377	8/15/2023	\$920,000	\$920,000	1	35.104	\$920,000	3257-000-02-024	LOT 14, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R073054	9/27/2023	\$945,000	\$945,000	1	36.6	\$945,000	3257-000-06-006	LOT 51, RED MOUNTAIN RANCH SUBDIVISION	ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS	
R032385	1/26/2023	\$955,000	\$955,000	1	35.102	\$955,000	3257-000-02-016	LOT 22, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS, WELL INSTALLED	
R032389	10/19/2023	\$1,250,000	\$1,250,000	1	35.101	\$1,250,000	3257-000-02-018	LOT 26, RED MOUNTAIN RANCH SUBDIVISION	OUTSTANDING VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE, OUTSTANDING VIEWS, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

RED MOUNTAIN RANCH/ESTATES SUBDIVISION LOWER: 61790								\$441,700 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R032639	8/2/2021	\$337,500	\$374,625	1	35.1	\$374,625	3257-000-03-002	LOT 3, RED MOUNTAIN ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS, NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD	
R030948	9/14/2021	\$395,000	\$416,725	1	35.6	\$416,725	3257-000-03-001	LOT 1, RED MOUNTAIN ESTATES SUBDIVISION	ABOVE AVERAGE VIEWS, NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD	
R032727	12/21/2021	\$500,000	\$500,000	1	35.1	\$500,000	3257-000-05-013	LOT 49, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R032726	11/22/2021	\$560,000	\$560,000	1	35.1	\$560,000	3257-000-05-014	LOT 48, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R032724	1/25/2023	\$655,000	\$655,000	1	35.1	\$655,000	3257-000-05-016	LOT 46, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R032720	9/7/2022	\$715,000	\$715,000	1	35.1	\$715,000	3257-000-05-003	LOT 42, RED MOUNTAIN RANCH SUBDIVISION	ABOVE AVERAGE VIEWS	
R031728	11/10/2021	\$1,100,000	\$1,100,000	1	35.1	\$1,100,000	3257-340-00-039	35.1 ACRES IN SECTION 34, TOWNSHIP 14S, RANGE 85W	ABOVE AVERAGE VIEWS	

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, WELL INSTALLED

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: NO VEHICULAR ACCESS

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RESERVE ON THE EAST RIVER SUBDIVISION ON RIVER: 61810								\$1,660,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R043187	4/28/2022	\$1,525,000	\$1,525,000	1	35.06	\$1,525,000	3435-000-06-004	PARCEL 4, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS	
R043184	6/1/2022	\$1,645,000	\$1,645,000	1	35.69	\$1,645,000	3435-000-06-026	RESERVE PARCEL 1, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS	
R043189	8/30/2022	\$1,675,000	\$1,675,000	1	35.06	\$1,675,000	3435-000-06-006	PARCEL 6, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS	
R043188	8/31/2022	\$1,815,000	\$1,815,000	1	35.06	\$1,815,000	3435-000-06-005	PARCEL 5, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS	

RESERVE ON THE EAST RIVER SUBDIVISION OFF RIVER: 61820								\$1,150,000 BASE VALUE PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	ACRES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	
R043193	1/21/2022	\$1,150,000	\$1,150,000	1	35.06	\$1,150,000	3435-000-06-010	PARCEL 10, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS	
R043201	6/12/2024	\$1,150,000	\$1,150,000	1	35.06	\$1,150,000	3435-000-06-018	PARCEL 18, THE RESERVE ON THE EAST RIVER SUBDIVISION	ABOVE AVERAGE VIEWS	

FOXTROT SUBDIVISION: 61900 **\$786,900 BASE VALUE PER SITE**

VALUE DETERMINED BY APPLYING AN UPWARD VIEW ADJUSTMENT TO THE MEDIAN ACREAGE OF 2.54 AC AGAINST MEADOW/TREE UPPER LAND STUDY GRAPH