

SNOWMASS VILLAGE – SINGLE FAMILY RESIDENTIAL SALES FOR 2021/2022

Appraisal date: June 30, 2020

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		LAND SIZE	SALE DATE	SALE PRICE	TIME ADJ	
				AREA	QUALITY				SALE PRICE	VALIDITY
R011773	FOX RUN Lot: 10	107011	58 FOX LN	4,957	5 - V GOOD	36034	7/19/2019	4,073,500	4,073,500	Q/V
R011786	FOX RUN Lot: 23	107011	955 FOX RUN DR	4,889	5 - V GOOD	36844	7/19/2019	5,490,000	5,490,000	Q/V
R001714	WOODRUN UNIT ONE Lot: 94	107021	1581 WOOD RD	5,872	6 - EXCELLENT	50207	12/10/2019	5,488,000	5,488,000	Q/*
R001841	WOODRUN UNIT ONE Lot: 53	107021	90 EDGEWOOD LN	4,570	6 - EXCELLENT	39868	3/14/2019	8,638,000	8,638,000	Q/V
R001891	WOODRUN UNIT ONE Lot: 87	107021	144 BRIDGE LN	2,583	3 - AVERAGE	35404	8/16/2018	2,600,000	2,600,000	Q/*
R002012	WOODRUN UNIT ONE Lot: 84	107021	270 BRIDGE LN	3,838	3 - AVERAGE	37621	3/28/2019	2,524,000	2,524,000	Q/*
R002021	WOODRUN UNIT ONE Lot: 96	107021	1627 WOOD RD	4,875	6 - EXCELLENT	29622	9/13/2019	9,440,000	9,440,000	Q/V
R002054	WOODRUN UNIT ONE Lot: 75	107021	215 EDGEWOOD LN	3,776	5 - V GOOD	25859	3/7/2019	4,737,500	4,737,500	Q/V
R002200	WOODRUN UNIT ONE Lot: 109	107021	50 PINE LN	4,629	6 - EXCELLENT	42061	10/31/2019	5,050,000	5,050,000	Q/V
R002712	WOODRUN UNIT ONE Lot: 20	107021	13 STANTON LN	6,580	5 - V GOOD	33630	10/21/2019	5,190,000	5,190,000	Q/V
R009605	WOODRUN UNIT FIVE Lot: 1 PARCEL 11	107021	43 VILLAGE RUN CIR	3,852	5 - V GOOD	30000	1/18/2019	4,220,000	4,220,000	Q/*
R001528	RIDGE RUN UNIT 1 Lot: 27 AMENDED	107031	333 FARAWAY RD	3,330	4 - GOOD	0.74	5/30/2019	1,896,500	1,896,500	Q/V
R001533	RIDGE RUN UNIT 1 Lot: 34	107031	623 FARAWAY RD	3,427	4 - GOOD	1.1	7/26/2019	2,099,500	2,099,500	Q/V
R001566	RIDGE RUN UNIT 3 Lot: 26	107031	34 STELLAR LN	4,169	4 - GOOD	0.75	6/20/2019	2,035,000	2,035,000	Q/V
R001572	RIDGE RUN UNIT 1 Lot: 35	107031	85 MAPLE RIDGE LN	4,204	5 - V GOOD	0.95	9/9/2018	2,808,000	2,808,000	Q/V
R001572	RIDGE RUN UNIT 1 Lot: 35	107031	85 MAPLE RIDGE LN	4,204	5 - V GOOD	0.95	8/19/2019	2,894,500	2,894,500	Q/V
R001751	RIDGE RUN UNIT 3 Lot: 32	107031	1993 FARAWAY RD	4,213	6 - EXCELLENT	0.74	12/19/2019	3,595,000	3,595,000	Q/V
R001921	RIDGE RUN UNIT 2 Lot: 4	107031	462 MAPLE RIDGE LN	3,590	5 - V GOOD	31799	3/26/2020	2,375,000	2,375,000	Q/V
R002006	RIDGE RUN UNIT 2 Lot: 14	107031	406 RIDGE RD	4,655	5 - V GOOD	32670	7/23/2019	4,000,000	4,000,000	Q/V
R002086	RIDGE RUN UNIT 1 Lot: 42	107031	295 MAPLE RIDGE LN	3,118	3 - AVERAGE	0.77	8/12/2019	1,305,000	1,305,000	Q/*
R002202	RIDGE RUN UNIT 1 Lot: 84	107031	1173 FARAWAY RD	2,168	3 - AVERAGE	36575	8/1/2019	2,100,000	2,100,000	Q/*
R002232	RIDGE RUN UNIT 3 Lot: 36	107031	1951 FARAWAY RD	5,126	6 - EXCELLENT	0.8	2/8/2019	5,940,000	5,940,000	Q/V
R002277	RIDGE RUN UNIT 3 Lot: 1	107031	1194 FARAWAY RD	4,600	5 - V GOOD	1.11	5/31/2019	4,578,750	4,578,750	Q/V
R002525	RIDGE RUN UNIT 2 Lot: 10	107031	383 RIDGE RD	4,935	6 - EXCELLENT	30492	2/22/2019	3,800,000	3,800,000	Q/*
R002747	RIDGE RUN UNIT 1 Lot: 54	107031	32 ELK RIDGE LN	3,863	5 - V GOOD	31291	12/2/2019	2,771,000	2,771,000	Q/V
R003046	RIDGE RUN UNIT 1 Lot: 37	107031	147 MAPLE RIDGE LN	2,476	3 - AVERAGE	31964	6/26/2019	1,500,000	1,500,000	Q/V
R003051	RIDGE RUN UNIT 1 Lot: 30	107031	435 FARAWAY RD	4,781	5 - V GOOD	0.77	4/26/2019	3,775,000	3,775,000	Q/V
R008982	RIDGE RUN UNIT 4 Lot: 5	107031	211 DEER RIDGE LN	4,869	6 - EXCELLENT	0.62	10/23/2019	5,592,470	5,592,470	Q/V
R008984	RIDGE RUN UNIT 4 Lot: 7	107031	305 DEER RIDGE LN	4,767	6 - EXCELLENT	0.86	2/5/2019	4,620,000	4,620,000	Q/V
R008992	RIDGE RUN UNIT 4 Lot: 15	107031	240 STELLAR LN	4,595	6 - EXCELLENT	0.74	4/8/2020	4,025,000	4,025,000	Q/*
R009009	RIDGE RUN UNIT 4 Lot: 32	107031	116 ANTLER RIDGE LN	3,153	5 - V GOOD	0.47	11/15/2019	3,450,000	3,450,000	Q/V
R009014	RIDGE RUN UNIT 4 Lot: 37	107031	107 BABY DOE LN	3,655	6 - EXCELLENT	0.5	10/25/2018	5,695,000	5,695,000	Q/V
R009018	RIDGE RUN UNIT 4 Lot: 41	107031	150 BABY DOE LN	5,004	6 - EXCELLENT	0.83	3/4/2020	7,050,000	7,050,000	Q/V
R001581	MELTON RANCH UNIT THREE Block: 3 Lot: 8	107041	118 LEMON PL	3,928	3 - AVERAGE	28540	12/14/2018	1,326,218	1,326,218	Q/V
R001615	WILDRIDGE UNIT TWO Lot: 9	107041	838 SINCLAIR RD	2,730	4 - GOOD	17477	7/20/2018	1,349,000	1,349,000	Q/V
R001629	MELTON RANCH UNIT THREE Block: 3 Lot: 2	107041	575 MEADOW RD	3,346	4 - GOOD	22848	7/26/2019	2,049,000	2,049,000	Q/V
R001634	MELTON RANCH UNIT TWO Lot: 43	107041	266 SINCLAIR RD	3,085	4 - GOOD	24203	6/7/2019	2,384,200	2,384,200	Q/V

Q/V = qualified valid sale

Q/* = qualified sale that has changed since date of sale (remodel, addition,..)

R001643	MELTON RANCH UNIT TWO Lot: 2	107041	66 EMMY LN	2,544	4 - GOOD	16870	10/30/2018	1,570,000	1,570,000	Q/*
R001727	MELTON RANCH UNIT ONE Lot: 48	107041	156 SINCLAIR RD	3,384	4 - GOOD	28445	11/8/2018	2,013,871	2,013,871	Q/V
R001763	WILDRIDGE UNIT TWO Lot: 34	107041	21 LEMOND CIR	3,220	3 - AVERAGE	21514	4/15/2019	1,761,850	1,761,850	Q/V
R001773	MELTON RANCH UNIT THREE Block: 3 Lot: 7	107041	84 LEMOND PL	2,460	4 - GOOD	24712	4/30/2019	1,375,000	1,375,000	Q/*
R001773	MELTON RANCH UNIT THREE Block: 3 Lot: 7	107041	84 LEMOND PL	2,460	4 - GOOD	24712	9/19/2019	1,515,000	1,515,000	Q/V
R002036	MELTON RANCH UNIT TWO Lot: 20	107041	287 MEADOW RD	2,007	4 - GOOD	19516	6/5/2019	2,343,825	2,343,825	Q/V
R002106	MELTON RANCH UNIT ONE Lot: 10	107041	84 TERRACE DR	3,024	5 - V GOOD	19142	1/2/2020	2,400,000	2,400,000	Q/V
R002168	MELTON RANCH UNIT THREE Block: 3 Lot: 11	107041	466 SINCLAIR RD	1,666	3 - AVERAGE	28698	2/26/2019	1,350,000	1,350,000	Q/V
R002304	MELTON RANCH UNIT ONE Lot: 5	107041	31 MARTINGALE LN	3,677	3 - AVERAGE	25657	9/21/2018	1,985,000	1,985,000	Q/*
R002634	MELTON RANCH UNIT TWO Lot: 41	107041	33 MEADOW LN	3,144	4 - GOOD	16823	12/6/2019	2,030,000	2,030,000	Q/V
R002759	WILDRIDGE UNIT TWO Lot: 36	107041	202 LEMOND PL	2,378	4 - GOOD	18716	9/28/2018	2,035,000	2,035,000	Q/V
R002773	WILDRIDGE UNIT TWO Lot: 17	107041	104 WILD RIDGE LN	2,452	4 - GOOD	17486	8/5/2019	1,405,000	1,405,000	Q/*
R002773	WILDRIDGE UNIT TWO Lot: 17	107041	104 WILD RIDGE LN	2,452	4 - GOOD	17486	4/29/2020	1,919,000	1,919,000	Q/*
R003042	MELTON RANCH UNIT TWO Lot: 15	107041	206 MEADOW RD	1,915	3 - AVERAGE	20060	9/12/2018	1,349,900	1,349,900	Q/V
R003056	MELTON RANCH UNIT TWO Lot: 24	107041	351 MEADOW RD	2,166	3 - AVERAGE	21856	10/24/2018	1,525,000	1,525,000	Q/V
R001705	COUNTRY CLUB UNIT 1 Lot: 17	107051	432 FAIRWAY DR	2,220	4 - GOOD	7034	3/16/2020	1,900,000	1,900,000	Q/*
R001938	COUNTRY CLUB UNIT 1 Lot: 28	107051	96 FAIRWAY DR	2,827	4 - GOOD	7345	5/29/2020	1,606,500	1,606,500	Q/*
R013562	HORSE RANCH Lot: 4	107061	380 BRANDING WY	4,350	6 - EXCELLENT	25094	12/24/2019	5,200,000	5,200,000	Q/V
R013563	HORSE RANCH Lot: 5	107061	332 BRANDING LN	3,485	6 - EXCELLENT	20630	9/5/2018	2,887,000	2,887,000	Q/V
R013570	HORSE RANCH Lot: 12	107061	269 BRANDING LN	3,999	5 - V GOOD	34452	8/29/2018	3,499,000	3,499,000	Q/V
R013578	HORSE RANCH Lot: 20	107061	146 SPUR RIDGE LN	3,416	4 - GOOD	27933	7/1/2019	2,000,000	2,000,000	Q/*
R013579	HORSE RANCH Lot: 21	107061	117 SPUR RIDGE LN	3,062	5 - V GOOD	71723	4/17/2019	2,684,000	2,684,000	Q/V
R013618	HORSE RANCH Lot: 51	107061	855 HORSE RANCH DR	3,461	4 - GOOD	26409	12/7/2018	2,800,000	2,800,000	Q/*
R013623	HORSE RANCH Lot: 56	107061	143 SADDLEBACK LN	4,911	6 - EXCELLENT	52334	10/14/2019	6,445,000	6,445,000	Q/V
R013644	HORSE RANCH Lot: 77	107061	1301 HORSE RANCH DR	4,846	6 - EXCELLENT	66763	7/10/2018	3,720,000	3,720,000	Q/V
R013652	HORSE RANCH Lot: 85	107061	11 STIRRUP CIR	2,179	4 - GOOD	12850	3/19/2020	1,690,000	1,690,000	Q/V
R013463	WILDCAT RANCH Lot: 7 AKA HOMESTEAD 7-PART I	107080	5941 LAKE WILDCAT RD	9,651	7 - SUPERIOR	512.328	8/31/2018	9,000,000	9,000,000	Q/*
R015374	WILDCAT RANCH Lot: 7 AKA HOMESTEAD 7-NOT IN	107080	5941 LAKE WILDCAT RD			0	8/31/2018	9,000,000	9,000,000	Q/*
R015385	WILDCAT RANCH Lot: 14 AKA HOMESTEAD 14, IN T	107080	74 POPISH RANCH RD	3,567	5 - V GOOD	215.914	9/11/2019	5,757,100	5,757,100	Q/*
R015386	WILDCAT RANCH Lot: 14 AKA HOMESTEAD 14, NO	107080	74 POPISH RD			0	9/11/2019	5,757,100	5,757,100	Q/*
R012877	DIVIDE Lot: 21	107081	730 DIVIDE DR	5,316	5 - V GOOD	1.04	11/14/2019	5,377,000	5,377,000	Q/V
R013510	DIVIDE Lot: 4	107081	189 PINON DR	5,683	6 - EXCELLENT	1.37	8/31/2018	7,800,000	7,800,000	Q/V
R014840	TWO CREEKS (EAST VILLAGE) Lot: 20	107082	844 CHOKE CHERRY LN	5,498	6 - EXCELLENT	0.859	10/28/2019	6,800,000	6,800,000	Q/V
R014850	TWO CREEKS (EAST VILLAGE) Lot: 30	107082	940 TWO CREEKS DR	5,553	5 - V GOOD	2.047	9/20/2019	5,600,000	5,600,000	Q/V
R014875	PINES (EAST VILLAGE) Lot: 4	107083	270 SPRUCE RIDGE LN	5,478	6 - EXCELLENT	1.451	4/23/2019	8,200,000	8,200,000	Q/V
R014898	PINES (EAST VILLAGE) Lot: 27	107083	540 PINE CREST DR	6,287	6 - EXCELLENT	1.01	8/2/2019	8,575,000	8,575,000	Q/V
R014918	PINES (EAST VILLAGE) Lot: 47	107083	381 PINE CREST DR	5,478	6 - EXCELLENT	1.559	10/4/2018	5,875,000	5,875,000	Q/*
R012308	OWL CREEK RANCH Lot: 10	107093	1500 OWL CREEK RANCH	11,722	7 - SUPERIOR	80.72	5/20/2019	20,500,000	20,500,000	Q/*
R012308	OWL CREEK RANCH Lot: 10	107093	1500 OWL CREEK RANCH RD			2	5/20/2019	20,500,000	20,500,000	Q/*
R019829	SINCLAIR MEADOWS Lot: 1	107095	350 GAMBEL WY	3,536	5 - V GOOD	21655	6/7/2019	4,490,000	4,490,000	Q/V
R019842	SINCLAIR MEADOWS Lot: 14	107095	269 GAMBEL WY	2,243	4 - GOOD	14332	5/30/2019	2,249,000	2,249,000	Q/V

Q/V = qualified valid sale