

CITY OF ASPEN – 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
R000021	CITY AND TOWNSITE OF ASPEN Block: 48 Lot: K AN	101001	234 W FRANCIS ST	4,088	5 - V GOOD	9000	5/16/2019	15,000,000	16,026,000	Q/*
R000026	SILVERMAN Lot: P,	101001	612 W FRANCIS ST	3,693	5 - V GOOD	3000	3/12/2019	5,374,900	5,801,129	Q/*
R000174	CITY AND TOWNSITE OF ASPEN Block: 22 Lot: P AN	101001	610 W HALLAM ST	4,773	6 - EXCELLENT	5250	4/15/2020	12,537,500	12,665,382	Q/V
R000457	CITY AND TOWNSITE OF ASPEN Block: 41 Lot: F AN	101001	423 N SECOND ST	4,356	6 - EXCELLENT	12000	12/5/2019	17,250,000	17,784,750	Q/V
R000458	CITY AND TOWNSITE OF ASPEN Block: 26 Lot: C AN	101001	517 W NORTH ST	4,154	5 - V GOOD	9000	3/11/2020	7,747,500	7,866,811	Q/V
R000544	CITY AND TOWNSITE OF ASPEN Block: 10 Lot: K AN	101001	834 W HALLAM ST #101	2,762	3 - AVERAGE	6600	1/17/2019	3,125,000	3,407,187	Q/*
R000595	CITY AND TOWNSITE OF ASPEN Block: 65 Lot: S AN	101001	134 E BLEEKER ST	2,975	4 - GOOD	4500	10/17/2019	6,650,000	6,925,975	Q/V
R000622	CITY AND TOWNSITE OF ASPEN Block: 37 Lot: H AN	101001	401 W BLEEKER ST	4,319	4 - GOOD	7500	10/14/2019	6,375,000	6,639,562	Q/*
R000704	CITY AND TOWNSITE OF ASPEN Block: 36 Lot: I & E	101001	403 W HALLAM ST	2,378	4 - GOOD	4500	9/30/2019	6,000,000	6,280,800	Q/V
R000907	CITY AND TOWNSITE OF ASPEN Block: 24 Lot: D AN	101001	617 W BLEEKER ST	3,297	4 - GOOD	9000	9/6/2018	6,650,000	7,399,455	Q/*
R000989	CITY AND TOWNSITE OF ASPEN Block: 35 Lot: R AN	101001	309 N THIRD ST	2,862	4 - GOOD	3000	11/16/2018	4,600,000	5,066,900	Q/*
R001316	CITY AND TOWNSITE OF ASPEN Block: 15 E HALF O	101001	712 W FRANCIS ST	4,476	5 - V GOOD	4500	2/12/2020	7,695,000	7,853,517	Q/V
R001415	CITY AND TOWNSITE OF ASPEN Block: 58 Lot: A	101001	131 W BLEEKER ST	2,176	5 - V GOOD	3000	6/17/2020	5,850,000	5,850,000	Q/V
R005684	HALLAM ADDITION Block: 100 Lot: 6 AND:- Lot: 7 N	101001	707 N THIRD ST	3,157	4 - GOOD	5000	8/14/2019	5,993,000	6,305,834	Q/V
R005687	HALLAM ADDITION Block: 100 Lot: 7 AND:- Lot: 8 S	101001	701 N THIRD ST	3,480	5 - V GOOD	5000	7/20/2018	9,202,000	10,343,968	Q/V
R005699	HALLAM ADDITION Block: 102 Lot: 11 AND:- Lot: 1	101001	315 LAKE AVE	5,500	5 - V GOOD	7280	4/1/2019	11,250,000	12,080,250	Q/V
R005703	HALLAM ADDITION Block: 101 Lot: 7 AND:- Lot: 8 S	101001	411 PEARL CT	1,613	3 - AVERAGE	5501	5/1/2019	3,100,000	3,312,040	Q/*
R008568	CITY AND TOWNSITE OF ASPEN Block: 15 Lot: C AN	101001	725 W SMUGGLER ST	4,112	3 - AVERAGE	6000	6/24/2020	4,600,000	4,600,000	Q/*
R008701	HARMON GROUP - TOMLINSON LOT LINE ADJ Lot:	101001	230 LAKE AVE	5,361	5 - V GOOD	12118	12/2/2019	15,750,000	16,238,250	Q/V
R010720	CITY AND TOWNSITE OF ASPEN Block: 43 Lot: N AN	101001	320 W BLEEKER ST	5,925	6 - EXCELLENT	6000	10/14/2019	16,128,103	16,797,419	Q/*
R017159	SMALL AND LARGE FRIES Lot: A	101001	605 W BLEEKER ST	4,314	6 - EXCELLENT	4500	2/25/2019	8,990,000	9,752,352	Q/V
R019008	BLEEKER ST PTNRS HIST LANDMARK Lot: 1	101001	333 W BLEEKER ST	1,866	5 - V GOOD	6000	8/28/2018	5,425,000	6,067,320	Q/V
R019178	HISTORIC LANDMARK AT 320 W MAIN ST Lot: B	101001	314 W MAIN ST #B	1,632	3 - AVERAGE	4500	10/11/2018	2,462,550	2,726,289	Q/V
R022199	530 W HALLAM STREET HISTORIC LANDMARK LOT	101001	526 W HALLAM ST	4,309	6 - EXCELLENT	4850	5/24/2019	9,685,000	10,347,454	Q/V
R022277	CITY AND TOWNSITE OF ASPEN Block: 36 Lot: D&E	101001	417 W HALLAM ST	5,996	5 - V GOOD	6325	7/9/2018	11,800,000	13,264,380	Q/V
R017166	BARBEE FAMILY PUD Lot: 4	101002	603 S GARMISCH ST	5,755	5 - V GOOD	0.26	11/1/2019	14,282,000	14,800,436	Q/V
R008776	CITY AND TOWNSITE OF ASPEN Block: 25 Lot: B	101003	627 W MAIN ST	2,394	4 - GOOD	3000	3/11/2019	3,275,000	3,534,707	Q/V
R001449	CITY AND TOWNSITE OF ASPEN Block: 70 Lot: H AN	101007	135 E COOPER AVE	5,545	5 - V GOOD	6500	1/25/2019	21,950,000	23,932,085	Q/*
R000844	EAST ASPEN ADDITION Block: 34 Lot: O AND:- Lot:	101009	1020 E COOPER AVE	1,075	2 - FAIR	4379	5/31/2019	2,294,000	2,450,909	Q/V
R000929	EAST ASPEN ADDITION Block: 32 Lot: N	101009	920 E HYMAN AVE	3,004	4 - GOOD	3000	9/6/2019	5,200,000	5,443,360	Q/*
R001478	EAST ASPEN ADDITION Block: 32 Lot: K AND:- Lot:	101009	210 S WEST END ST	7,602	4 - GOOD	9000	11/29/2018	13,000,000	14,319,500	Q/*
R004985	CALDERWOOD Lot: 11	101009	1108 WATERS AVE	3,117	2 - FAIR	10055	8/24/2018	5,450,000	6,095,280	Q/*
R012555	VICTORIA SQUARE/PUD Lot: 3	101010	709 W HALLAM ST	4,915	4 - GOOD	5968	12/5/2019	5,600,000	5,773,600	Q/*

Q/V = qualified valid sale

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