

EAST ASPEN – SINGLE FAMILY RESIDENTIAL SALES FOR 2021/2022

Appraisal date: June 30, 2020

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		LAND		TIME ADJ		VALIDITY
				AREA	QUALITY	SIZE	SALE DATE	SALE PRICE	SALE PRICE	
R003944	JACOBS-THURSTON Lot: C	102010	44971 HWY 82	1,888	3 - AVERAGE	2.22	7/9/2019	2,950,000	3,119,920	Q/V
R011794	ASPEN PARK Lot: A	102010	45105 E HWY 82	7,526	4 - GOOD	1.52	5/24/2019	6,450,000	6,891,180	Q/*
R012316	PRESERVE Lot: 6	102014	40 NORTHSTAR CIR	11,063	6 - EXCELLENT	1.3	6/23/2020	12,500,000	12,500,000	Q/*
R015071	STILLWATER RANCH Lot: 3	102014	125 STILLWATER LN	9,809	6 - EXCELLENT	1.761	3/23/2020	21,000,000	21,323,400	Q/V
R012846	CALLAHAN Lot: 14-W	102015	1415 CRYSTAL LAKE RD	6,747	5 - V GOOD	0.76	2/26/2019	11,495,000	12,469,776	Q/V
R004642	MARGARET MEADOWS Lot: 1 MARGARET MEADO	102020	100 PARK AVE	3,139	5 - V GOOD	4656	11/19/2019	5,250,000	5,440,575	Q/V
R005384	Section: 7 Township: 10 Range: 84 PART OF LOTS 2	102020	975 KING ST	2,657	3 - AVERAGE	0.38	7/8/2019	5,150,000	5,446,640	Q/*
R009196	ANDERSON Lot: 2 2ND AMENDED	102020	440 S RIVERSIDE AVE	5,498	5 - V GOOD	6087	8/7/2019	13,300,000	13,994,260	Q/V
R010646	SMUGGLER PARK PARCEL B	102020	910 GIBSON AVE #B	3,465	3 - AVERAGE	15123	12/19/2019	3,600,000	3,711,600	Q/V
R011821	SPRUCE STREET Lot: 1	102020	560 SPRUCE ST	1,665	2 - FAIR	3982	6/21/2019	2,500,000	2,657,250	Q/*
R011952	Section: 7 Township: 10 Range: 84 LAND IN SE4 OF	102020	931 GIBSON AVE	3,415	2 - FAIR	15497	8/21/2018	4,950,000	5,536,080	Q/*
R013164	VOLK LOT SPLIT Lot: 1	102020	390 N SPRING ST	4,710	5 - V GOOD	32670	10/11/2019	11,500,000	11,977,250	Q/V
R014206	RIVERSIDE ADDITION Block: 6 MORE FULLY DESCR	102020	107 PARK AVE	3,153	3 - AVERAGE	7744	9/12/2018	3,799,900	4,228,148	Q/V
R021789	BURROWS/COLLINS SUB EXEMPTION PARCEL B	102020	526 SPRUCE ST	3,579	5 - V GOOD	4336	7/27/2018	5,800,000	6,519,780	Q/V
R022340	HOMES AT SNYDER PARK Unit: 1 DESC: AMENDED	102020	28 SMUGGLER GROVE RD	3,166	5 - V GOOD	3688	9/20/2019	5,597,000	5,858,939	Q/V
R004306	MOUNTAIN VALLEY Block: 3 Lot: 86	102050	76 MOUNTAIN LAUREL LN	1,970	2 - FAIR	17080	1/7/2019	2,500,000	2,725,750	Q/V
R004483	MOUNTAIN VALLEY Block: 3 Lot: 83	102050	20 MOUNTAIN LAUREL LN	2,642	2 - FAIR	15005	8/28/2019	2,548,000	2,681,005	Q/V
R006140	MOUNTAIN VALLEY Block: 1 Lot: 8	102050	118 E LUPINE DR	3,079	3 - AVERAGE	16769	8/21/2018	2,850,000	3,187,440	Q/*
R006158	MOUNTAIN VALLEY Block: 2 Lot: 66 FILING 2	102050	234 MOUNTAIN LAUREL I	2,555	3 - AVERAGE	22356	11/7/2018	2,450,000	2,698,675	Q/V
R006180	MOUNTAIN VALLEY Block: 1 Lot: 12 FILING 1	102050	18 LUPINE DR	2,935	4 - GOOD	19812	8/22/2019	3,925,000	4,129,885	Q/V
R006210	MOUNTAIN VALLEY Lot: 44 FILING 2	102050	123 MOUNTAIN LAUREL I	3,495	4 - GOOD	15291	6/19/2019	3,420,000	3,635,118	Q/V
R006214	MOUNTAIN VALLEY Block: 2 Lot: 68	102050	176 MOUNTAIN LAUREL I	5,272	4 - GOOD	31570	10/17/2019	4,700,000	4,895,050	Q/*
R004224	KNOLLWOOD Block: 2 Lot: 10	102051	18 WESTVIEW DR	4,717	4 - GOOD	20410	10/1/2018	6,990,000	7,738,629	Q/*
R004390	KNOLLWOOD Block: 4 Lot: 2 AMENDED	102051	55 WINTER WY	4,338	5 - V GOOD	16780	7/23/2019	11,250,000	11,898,000	Q/V
R004087	KNOLLWOOD Block: 5 Lot: 1	102052	39 ROARING FORK DR	4,746	4 - GOOD	18579	11/7/2018	5,098,000	5,615,447	Q/V
R004385	EASTWOOD Lot: 8	102052	244 EASTWOOD DR	2,064	3 - AVERAGE	15742	9/6/2019	2,450,000	2,564,660	Q/*
R004419	EASTWOOD Lot: 9	102052	228 EASTWOOD DR	3,754	5 - V GOOD	15592	2/24/2020	6,295,000	6,424,677	Q/V
R004135	ASPEN GROVE Block: 1 Lot: 19	102053	189 MCSKIMMING RD	5,482	5 - V GOOD	16580	9/26/2019	6,500,000	6,804,200	Q/V
R004169	ASPEN GROVE Block: 1 Lot: 13 ADJUSTED PER LOT	102053	287 MCSKIMMING RD	6,356	6 - EXCELLENT	31720	7/16/2019	14,400,000	15,229,440	Q/V
R004356	ASPEN GROVE Block: 2 Lot: 1	102053	214 MCSKIMMING RD	1,402	2 - FAIR	15625	4/9/2019	2,448,000	2,628,662	Q/V
R004441	ASPEN GROVE Block: 3 Lot: 12	102053	782 MCSKIMMING RD	2,102	3 - AVERAGE	24550	9/23/2019	3,390,000	3,548,652	Q/V
R014031	ASPEN GROVE Block: 1 Lot: 15	102053	277 MCSKIMMING RD	4,834	6 - EXCELLENT	18680	9/17/2019	6,985,300	7,312,212	Q/V
R019726	CENTENNIAL SUB Lot: 3A	102074	100 LUKE SHORT CT	5,916	3 - AVERAGE	10.623	3/16/2020	50,500,000	51,277,700	Q/V
R010177	FERGUSON EXEMPTION Lot: 1	102080	108 MIDLAND AVE	4,040	4 - GOOD	15018	4/16/2020	4,700,000	4,747,940	Q/V
R019343	HISTORIC LANDMARK AT 1295 RIVERSIDE DR Lot: A	102080	1295 RIVERSIDE DR #A	3,071	3 - AVERAGE	5690	6/7/2019	3,649,500	3,879,053	Q/V
R004439	Section: 7 Township: 10 Range: 84 A PARCEL OF LA	102100	688 SPRUCE ST	4,752	3 - AVERAGE	1.2	3/5/2019	6,100,000	6,583,730	Q/*

Q/V = qualified valid sale

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

R015248	SILVERLODE Lot: 4	102100	387 SILVERLODE DR	4,288	5 - V GOOD	14814	10/24/2018	4,950,000	5,480,145	Q/*
R015250	SILVERLODE Lot: 6	102100	355 SILVERLODE DR	4,382	5 - V GOOD	15646	1/11/2019	5,500,000	5,996,650	Q/V
R017308	AUGER LOT LINE ADJUSTMENT Lot: 3 CORA LEE SU	102100	737 N SPRUCE ST	8,321	5 - V GOOD	2.63	6/25/2019	9,000,000	9,566,100	Q/V
R017494	WITZ PROPERTY LLC Lot: A	102100	705 S SPRUCE ST	7,907	6 - EXCELLENT	0.9	4/9/2020	12,200,000	12,324,440	Q/V
R019553	FOX CROSSING Lot: 3 AKA HOUSE D	102121	559 RACE ST #D	6,285	5 - V GOOD	6515	8/27/2019	6,465,000	6,802,473	Q/V
R020984	FOX CROSSING LOT 9 CONDO Unit: A	102121	536 WALNUT ST #A	3,649	5 - V GOOD	4132	8/30/2018	5,100,000	5,703,840	Q/*
R006163	MOUNTAIN VALLEY Block: 2 Lot: 54 FILING 2	102150	473 MOUNTAIN LAUREL I	2,962	2 - FAIR	16236	11/15/2018	2,415,200	2,660,342	Q/V
R006213	MOUNTAIN VALLEY Block: 1 Lot: 13 FILING 1	102150	16 E LUPINE DR	2,662	2 - FAIR	16635	4/17/2019	1,800,000	1,932,840	Q/V