

EAST ASPEN – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED AREA	SALE DATE	SALE PRICE	MARKET ADJ SALE PRICE	VALIDITY
R011795	ASPEN PARK Lot: B	102010	45101 HWY 82	2.66	7 - SUPERIOR	13,119	5/26/2022	51,000,000	53,038,950	Qualified/Invalid
R019142	Quarter: SW Section: 28 Township: 10 Range: 84	102010	131 POPCORN LN	2.191	5 - V GOOD	4,955	10/12/2021	8,000,000	11,032,800	Qualified/Valid
R012315	PRESERVE Lot: 5	102014	31 NORTHSTAR CIR	2.11	7 - SUPERIOR	11,633	11/3/2021	25,725,000	32,490,720	Qualified/Invalid
R004523	JUKATI Lot: 3	102020	55 SMUGGLER GROVE RD	21494	3 - AVERAGE	4,582	4/6/2022	14,250,000	15,431,888	Qualified/Invalid
R004883	PROMONTORY Block: 1 Lot: 4	102020	1215 E HOPKINS AVE	6170	5 - V GOOD	5,233	6/9/2022	16,995,000	16,995,000	Qualified/Valid
R009363	A PARCEL OF LAND SITUATED IN THE SW4 OF SE	102020	707 GIBSON AVE	21831	3 - AVERAGE	5,664	8/23/2021	7,025,000	10,498,862	Qualified/Invalid
R011952	Section: 7 Township: 10 Range: 84 LAND IN SE4	102020	931 GIBSON AVE	15497	2 - FAIR	3,415	6/9/2021	8,400,000	13,604,640	Qualified/Invalid
R014096	ASPEN ELECTRIC SUBDIVISION Lot: 2	102020	210 SESAME ST	18992	7 - SUPERIOR	10,460	8/17/2021	28,500,000	42,589,513	Qualified/Valid
R015947	BIBBIG SUBDIVISION EXEMPTION Lot: 2 ADJUSTE	102020	401 PARK AVE	7143	2 - FAIR	1,776	3/17/2022	4,650,000	5,245,665	Qualified/Valid
R017011	NO PROBLEM JOE Lot: B	102020	930 KING ST	4594	4 - GOOD	2,882	4/7/2021	4,675,000	8,205,092	Qualified/Invalid
R022340	HOMES AT SNYDER PARK Unit: 1 DESC: AMENDE	102020	28 SMUGGLER GROVE RD	3822	5 - V GOOD	3,166	10/8/2021	9,100,000	12,549,810	Qualified/Valid
R022341	HOMES AT SNYDER PARK Unit: 2 DESC: AMENDE	102020	26 SMUGGLER GROVE RD	3580	5 - V GOOD	3,333	9/1/2021	10,600,000	15,218,420	Qualified/Valid
R004160	MOUNTAIN VALLEY Block: 3 Lot: 101	102050	681 MOUNTAIN LAUREL	18480	6 - EXCELLENT	6,815	8/4/2021	9,250,000	13,824,125	Qualified/Invalid
R004192	MOUNTAIN VALLEY Block: 1 Lot: 4 FILING 1	102050	42705 HWY 82	18643	6 - EXCELLENT	4,663	6/1/2021	13,750,000	22,269,500	Qualified/Valid
R004306	MOUNTAIN VALLEY Block: 3 Lot: 86	102050	76 MOUNTAIN LAUREL L	17080	2 - FAIR	1,970	1/14/2022	5,095,000	6,228,637	Qualified/Invalid
R006153	MOUNTAIN VALLEY Block: 1 Lot: 1 FILING 1	102050	328 E LUPINE DR	15015	3 - AVERAGE	2,346	3/31/2022	6,400,000	7,163,435	Qualified/Invalid
R006177	MOUNTAIN VALLEY Block: 1 Lot: 24 FILING 1	102050	153 W LUPINE DR	15750	5 - V GOOD	5,327	8/5/2021	10,250,000	15,318,625	Qualified/Valid
R006189	MOUNTAIN VALLEY Block: 2 Lot: 61 FILING 2	102050	314 MOUNTAIN LAUREL	21841	4 - GOOD	3,878	10/22/2021	5,495,000	7,578,154	Qualified/Valid
R006206	MOUNTAIN VALLEY Block: 2 Lot: 79 FILING 2	102050	97 MOUNTAIN LAUREL C	16896	4 - GOOD	3,480	4/27/2021	8,650,000	15,181,615	Qualified/Valid
R004224	KNOLLWOOD Block: 2 Lot: 10	102051	18 WESTVIEW DR	20410	5 - V GOOD	4,903	5/24/2021	9,700,000	16,345,770	Qualified/Valid
R004390	KNOLLWOOD Block: 4 Lot: 2 AMENDED	102051	55 WINTER WY	16780	5 - V GOOD	4,338	9/3/2021	13,600,000	19,511,163	Qualified/Valid
R004110	EASTWOOD Lot: 24	102052	191 EASTWOOD DR	14858	3 - AVERAGE	2,639	6/9/2021	4,350,000	7,045,260	Qualified/Invalid
R004305	EASTWOOD Lot: 28	102052	257 EASTWOOD DR	13834	3 - AVERAGE	2,557	11/18/2021	5,785,610	7,664,776	Qualified/Invalid
R004468	EASTWOOD Lot: 11	102052	198 EASTWOOD DR	15607	4 - GOOD	3,258	12/27/2021	5,800,000	7,380,443	Qualified/Valid
R004173	Section: 18 Township: 10 Range: 84 PARCEL 1 A	102053	195 SKIMMING LN	1.4	6 - EXCELLENT	10,070	12/8/2021	28,000,000	35,632,800	Qualified/Invalid
R004411	ASPEN GROVE Block: 2 Lot: 9	102053	312 MCSKIMMING RD	15191	5 - V GOOD	5,193	5/6/2022	12,125,000	12,622,125	Qualified/Valid
R004886	RIVERSIDE Block: 1 Lot: 12	102080	1215 RIVERSIDE DR	15257	3 - AVERAGE	1,564	3/3/2021	4,750,000	8,678,725	Qualified/Invalid
R005072	RIVERSIDE Block: 1 Lot: 15	102080	1245 RIVERSIDE DR	9750	4 - GOOD	4,116	12/20/2021	7,705,000	9,799,020	Qualified/Valid
R016874	ALPINE COTTAGES Lot: A	102080	133 ROBINSON RD	6218	4 - GOOD	3,555	4/5/2021	5,850,000	10,262,069	Qualified/Valid
R015249	SILVERLODE Lot: 5	102100	373 SILVERLODE DR	21765	5 - V GOOD	5,491	3/12/2021	7,600,000	13,885,960	Qualified/Valid
R019556	FOX CROSSING Lot: 6	102121	541 RACE ALY #K	6068	4 - GOOD	3,553	2/24/2021	7,750,000	15,311,100	Qualified/Invalid
R020985	FOX CROSSING LOT 9 CONDO Unit: B DESC: AKA	102121	532 WALNUT ST #B	3368	5 - V GOOD	3,455	1/29/2021	6,550,000	12,969,000	Qualified/Valid

**A sale marked invalid means that the property changed after the sale such as a remodel, addition, or demo of the prior home.*