

**BASALT – CONDO SALES FOR 2023/2024**

*Appraisal date: June 30, 2022*

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		LOCATION	SALE DATE	SALE PRICE	MARKET ADJ		VALIDITY
				AREA	QUALITY				SALE PRICE	PRICE PER SQ FT	
R009476	ROARING RIVER LODGES Unit: 3-A	408277	23284 TWO RIVERS RD #03A	688	40 - GOOD	50 - V GOOD LOC	6/7/2022	575,000	<b>575,000</b>	836	Qualified/Valid
R009477	ROARING RIVER LODGES Unit: 4-A	408277	23284 TWO RIVERS RD #04A	688	30 - TYPICAL/AVG	20 - FAIR LOC	3/9/2022	315,000	<b>315,000</b>	458	Qualified/Invalid
R009479	ROARING RIVER LODGES Unit: 6-A	408277	23284 TWO RIVERS RD #06A	688	30 - TYPICAL/AVG	40 - GOOD	4/12/2022	575,000	<b>575,000</b>	836	Qualified/Valid
R009492	ROARING RIVER LODGES Unit: 19-A	408277	23284 TWO RIVERS RD #19A	458	30 - TYPICAL/AVG	40 - GOOD	4/8/2022	340,000	<b>340,000</b>	742	Qualified/Valid
R016803	ROARING RIVER LODGES Unit: 11 DESC: BLDG A	408277	23284 TWO RIVERS RD #11	458	30 - TYPICAL/AVG	40 - GOOD	7/20/2021	330,000	<b>329,000</b>	718	Qualified/Valid
R016807	ROARING RIVER LODGES Unit: 15 DESC: BLDG A	408277	23284 TWO RIVERS RD #15	458	40 - GOOD	40 - GOOD	3/25/2021	334,000	<b>333,990</b>	729	Qualified/Valid
R014976	VILLAS AT ELK RUN Unit: 1204	408471	1204 ELK LN #1204	864	30 - TYPICAL/AVG	30 - TYP LOC	6/10/2021	499,000	<b>499,000</b>	578	Qualified/Invalid
R014977	VILLAS AT ELK RUN Unit: 2101	408471	2101 ELK LN #2101	1,040	60 - EXCELLENT	40 - GOOD	4/19/2022	825,000	<b>825,000</b>	793	Qualified/Valid
R015018	VILLAS AT ELK RUN Unit: 5202	408471	5202 ELK LN #5202	1,420	40 - GOOD	30 - TYP LOC	9/29/2021	665,000	<b>664,000</b>	468	Qualified/Valid
R015045	VILLAS AT ELK RUN Unit: 8103	408471	8103 ELK LN #8103	1,123	30 - TYPICAL/AVG	30 - TYP LOC	5/10/2021	525,000	<b>525,000</b>	467	Qualified/Valid
R015046	VILLAS AT ELK RUN Unit: 8104	408471	8104 ELK LN #8104	1,040	60 - EXCELLENT	30 - TYP LOC	3/26/2021	523,750	<b>522,250</b>	502	Qualified/Valid
R018566	HOLLAND HILLS CONDO Unit: 3	408567	586 HOLLAND HILLS RD #3	1,144	30 - TYPICAL/AVG	30 - TYP LOC	6/6/2021	500,000	<b>499,800</b>	437	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.*