

PITKIN COUNTY VACANT LAND SALES FOR 2023/2024

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND		SALE PRICE	TIME ADJ	VALIDITY
				SIZE	SALE DATE		SALE PRICE	
DOWNTOWN ASPEN								
R000582	CITY AND TOWNSITE OF ASPEN Block: 51	101001	- 219 W BLEEKER ST	1	4/22/2022	6,200,000	5,618,160	Qualified/Valid
R020013	EAST BLEEKER HISTORIC LANDMARK Lot: 101001		- 227 E BLEEKER ST	1	10/28/2021	6,600,000	7,733,220	Qualified/Invalid
R022710	983 Lot: 1	101001	- W SMUGGLER ST	1	12/28/2021	8,760,000	9,865,512	Qualified/Valid
R001361	CITY AND TOWNSITE OF ASPEN Block: 53	101003	- 211 W HOPKINS AVE	1	4/23/2021	6,000,000	7,917,000	Qualified/Invalid
R022169	MOUNTAIN HOUSE LOT SPLIT Lot: 2	101009	- 909 E HOPKINS AVE	1	1/13/2021	5,475,000	7,666,095	Qualified/Invalid
EAST ASPEN								
R004037	Section: 28 Township: 10 Range: 84 A TR	102010	- POPCORN LN	1	8/23/2021	1,650,000	2,011,350	Qualified/Invalid
R008464	CALLAHAN Lot: 11	102014	- CRYSTAL LAKE RD	1	9/20/2021	9,500,000	11,353,450	Qualified/Valid
WEST ASPEN								
R019666	STAGE ROAD PUD Lot: 12	103012	- 360 COACH RD	4.21	6/11/2021	8,425,000	10,684,585	Qualified/Invalid
R014416	MAROON CREEK CLUB Lot: 2 FREE MARK	103018	- TIEHACK RD	1	11/9/2021	6,000,000	6,892,200	Qualified/Valid
R014430	MAROON CREEK CLUB Lot: 16 FREE MAR	103018	- TIEHACK RD	1	6/7/2022	8,400,000	8,400,000	Qualified/Valid
R014455	MAROON CREEK CLUB Lot: 41 FREE MAR	103018	- 611 PFISTER DR	1	5/3/2021	9,250,000	11,965,800	Qualified/Valid
R016819	ASPEN HIGHLANDS VILLAGE PUD Block: /	103120	- 360 THUNDERBOWL LN	1	4/14/2021	4,450,000	5,871,775	Qualified/Valid
R016828	ASPEN HIGHLANDS VILLAGE PUD Block: /	103120	- EXHIBITION LN	1	3/24/2021	3,700,000	4,979,830	Qualified/Valid
R016829	ASPEN HIGHLANDS VILLAGE PUD Block: /	103120	- EXHIBITION LN	1	12/10/2021	4,250,000	4,786,350	Qualified/Valid
RED MOUNTAIN								
R008524	Section: 6 Township: 10 Range: 84 A TR	104031	- 221 WRIGHTS RD	1	6/25/2021	3,500,000	4,438,700	Qualified/Valid
STARWOOD								
R003600	STARWOOD Block: 16 Lot: R-92 STARWO	105001	- EPPLEY DR	1	10/29/2021	7,500,000	4,393,875	Qualified/Invalid
R003602	STARWOOD Block: 16 Lot: R-95 STARWO	105001	- LARSON DR	1	10/29/2021	7,500,000	4,393,875	Qualified/Invalid
R003816	STARWOOD Block: 11 Lot: R-75 STARWO	105001	- 292 DANIELSON DR	1	6/16/2021	3,885,000	4,926,957	Qualified/Valid
BRUSH CREEK								
R003210	SCHALDACH/JONES SUB EXEMPTION Blo	106011	- 1355 MEDICINE BOW RD	1	7/7/2021	950,000	1,246,495	Qualified/Valid
R003400	BRUSH CREEK VILLAGE Block: 6 Lot: 2 FIL	106011	- 54 RED TAIL LN	1	3/26/2021	795,000	1,151,398	Qualified/Valid
R003475	BRUSH CREEK VILLAGE Block: 9 Lot: 5 FIL	106011	- MEDICINE BOW RD	1	2/28/2022	1,100,000	1,214,180	Qualified/Valid
R003922	BRUSH CREEK VILLAGE Block: 3 Lot: 5 FIL	106011	- 1383 JUNIPER HILL DR	1	9/8/2021	650,000	811,785	Qualified/Valid
R008562	BRUSH CREEK VILLAGE Block: 5 Lot: 7 FIL	106011	- 145 TABULA RASA LN	1	2/24/2021	550,000	816,475	Qualified/Valid
R010219	BRUSH CREEK VILLAGE Block: 5 Lot: 3 FIL	106011	- 148 TABULA RASA LN	1	5/11/2021	890,000	1,226,865	Qualified/Valid
SNOWMASS VILLAGE								
R008978	RIDGE RUN UNIT 4 Lot: 1	107031	- 318 RIDGE RD	1	12/13/2021	3,950,000	4,580,815	Qualified/Valid
R002507	WILDOAK UNIT ONE Block: 1 Lot: 11	107041	- 623 OAK RIDGE RD	1	11/15/2021	2,150,000	2,555,705	Qualified/Valid
R014836	TWO CREEKS (EAST VILLAGE) Lot: 16	107082	- 841 SERVICEBERRY	1	6/7/2021	5,750,000	7,733,175	Qualified/Valid
R014896	PINES (EAST VILLAGE) Lot: 25	107083	- 460 PINE CREST DR	1	5/25/2021	3,600,000	4,962,600	Qualified/Valid
R012304	OWL CREEK RANCH Lot: 6	107093	- OWL CREEK RANCH RD	67.64	2/2/2022	21,000,000	14,349,400	Qualified/Invalid
BASALT								
R013261	ELK RUN PUD Block: 10 Lot: 1014	108051	- 1014 LAUREN LN	1	6/10/2021	350,000	350,000	Qualified/Valid
R017452	SOUTHSIDE PUD PHASE II Block: 9 Lot: 8	108052	- 387 ALLISON LN	1	4/30/2021	465,000	465,000	Qualified/Valid
R022734	985 Block: 1 Lot: 1	108058	- SOUTHSIDE DR	1	4/21/2021	349,000	349,000	Qualified/Invalid
R022735	985 Block: 1 Lot: 2	108058	- 400 SOUTHSIDE DR	1	5/17/2021	239,000	239,000	Qualified/Valid

R022736	985 Block: 1 Lot: 3	108058	- 400 SOUTHSIDE DR	1	4/21/2021	235,000	235,000	Qualified/Valid
R022738	985 Block: 1 Lot: 5	108058	- 400 SOUTHSIDE DR	1	5/25/2021	235,000	235,000	Qualified/Valid
R022739	985 Block: 1 Lot: 6	108058	- 400 SOUTHSIDE DR	1	5/25/2021	309,000	309,000	Qualified/Invalid
R022739	985 Block: 1 Lot: 6	108058	- 400 SOUTHSIDE DR	1	2/2/2022	325,000	325,000	Qualified/Valid
R022740	985 Block: 1 Lot: 7	108058	- 400 SOUTHSIDE DR	1	4/26/2021	215,000	215,000	Qualified/Valid
R022741	985 Block: 1 Lot: 8	108058	- 400 SOUTHSIDE DR	1	4/29/2021	229,000	229,000	Qualified/Valid
R022742	985 Block: 1 Lot: 9	108058	- 400 SOUTHSIDE DR	1	5/21/2021	249,000	249,000	Qualified/Valid
R022743	985 Block: 1 Lot: 10	108058	- 400 SOUTHSIDE DR	1	4/9/2021	225,000	225,000	Qualified/Valid
R022744	985 Block: 1 Lot: 11	108058	- 400 SOUTHSIDE DR	1	5/25/2021	219,000	219,000	Qualified/Valid
R022745	985 Block: 1 Lot: 12	108058	- 400 SOUTHSIDE DR	1	4/26/2021	268,000	268,000	Qualified/Valid
R022750	985 Block: 2 Lot: 17	108058	- 400 SOUTHSIDE DR	1	4/7/2021	199,000	199,000	Qualified/Valid
R022751	985 Block: 2 Lot: 18	108058	- 400 SOUTHSIDE DR	1	4/7/2021	219,000	219,000	Qualified/Valid
R022752	985 Block: 2 Lot: 19	108058	- 400 SOUTHSIDE DR	1	4/7/2021	215,000	215,000	Qualified/Valid
R022755	985 Block: 2 Lot: 22	108058	- 400 SOUTHSIDE DR	1	7/16/2021	235,000	235,000	Qualified/Valid
R022756	985 Block: 2 Lot: 23	108058	- 400 SOUTHSIDE DR	1	6/3/2021	235,000	235,000	Qualified/Valid
R022758	985 Block: 3 Lot: 25	108058	- 400 SOUTHSIDE DR	1	6/7/2021	339,000	339,000	Qualified/Valid
R022759	985 Block: 3 Lot: 26	108058	- 400 SOUTHSIDE DR	1	8/24/2021	239,000	239,000	Qualified/Valid
R022769	985 Block: 3 Lot: 36	108058	- 400 SOUTHSIDE DR	1	4/29/2021	295,000	295,000	Qualified/Valid
R022771	985 Block: 4 Lot: 38	108058	- 400 SOUTHSIDE DR	1	2/14/2022	379,000	379,000	Qualified/Valid
R022772	985 Block: 4 Lot: 39	108058	- 400 SOUTHSIDE DR	1	6/14/2021	425,000	425,000	Qualified/Valid
R022777	985 Block: 5 Lot: 44	108058	- 400 SOUTHSIDE DR	1	2/16/2022	650,000	650,000	Qualified/Valid
R022778	985 Block: 5 Lot: 45	108058	- 400 SOUTHSIDE DR	1	1/14/2022	575,000	575,000	Qualified/Valid
R022779	985 Block: 5 Lot: 46	108058	- 400 SOUTHSIDE DR	1	2/11/2022	609,000	609,000	Qualified/Valid
R019319	HOAGLUND RANCH HISTORIC PUD Lot: 1	108061	- 186 HOAGLUND RANCH	1	6/23/2021	1,050,000	1,050,000	Qualified/Valid
R019320	HOAGLUND RANCH HISTORIC PUD Lot: 2	108061	- 182 HOAGLUND RANCH	1	6/23/2021	1,025,000	1,025,000	Qualified/Valid
R019979	ROARING FORK MEADOWS Lot: 2	108061	- 240 TEJAS TRL	1	6/22/2021	3,250,000	3,250,000	Qualified/Valid
R006953	SOPRIS MOUNTAIN RANCH Lot: 39 Sectic	108095	- W SOPRIS CREEK RD	1	10/15/2021	650,000	650,000	Qualified/Valid
R007000	SOPRIS MOUNTAIN RANCH Lot: 27 Sectic	108095	- SOPRIS MTN RANCH RD	1	1/7/2021	750,000	750,000	Qualified/Valid

OLD SNOWMASS

R006796	Tract: 74 Section: 27 Township: 8 Range: 109011	- SNOWMASS CREEK RD	1	7/23/2021	1,300,000	1,300,000	Qualified/Valid
R006545	GATEWAY OF SNOWMASS MESA Block: 4	109021 - GATEWAY RD	1	6/7/2021	425,000	425,000	Qualified/Valid
R006601	GATEWAY OF SNOWMASS MESA Block: 5	109021 - 1630 GATEWAY RD	1	3/5/2021	440,000	440,000	Qualified/Valid
R006327	LITTLE ELK CREEK VILLAGE Block: 1 Lot: 3	109031 - HAYSTACK LN	1	1/28/2021	405,000	405,000	Qualified/Valid
R006333	LITTLE ELK CREEK VILLAGE Block: 3 Lot: 2	109031 - 7 ALEXANDER AVE	1	6/4/2021	595,000	595,000	Qualified/Valid
R012574	LAZY O RANCH PUD Lot: 11	109061 - LAZY O RD	4.118	5/24/2022	2,850,000	2,850,000	Qualified/Invalid
R006326	SHIELD-O-MESA Section: 14 Township: 9	109091 - 481 RURAL MOUNTAIN \	1	10/28/2021	475,000	475,000	Qualified/Valid
R006496	SHIELD-O-MESA Section: 15 Township: 9	109091 - 340 MONASTERY CUTOF	1	3/12/2021	1,325,000	1,325,000	Qualified/Invalid
R006512	SHIELD-O-MESA Sixteenth: SW Quarter: 1	109091 - SHIELD O RD	1	4/7/2021	370,000	370,000	Qualified/Valid

FRYING PAN

R017418	MILLER CREEK ESTATES Lot: 2	110011 - FRYING PAN RD	1	11/1/2021	405,000	405,000	Qualified/Valid
R017419	MILLER CREEK ESTATES Lot: 3	110011 - 54 LAKE VIEW DR	1	2/18/2021	350,000	350,000	Qualified/Valid
R011488	RUEDI SOUTH SHORE Lot: 5	110031 - 1880 SOUTH SHORE DR	1	3/8/2021	120,000	120,000	Qualified/Valid
R011491	RUEDI SOUTH SHORE Lot: 8	110031 - SOUTH SHORE DR	1	6/25/2021	315,000	315,000	Qualified/Valid

CRYSTAL

R007634	LOWER SEWELL TRACTS Lot: 32 Sixteenth	111009 - 293 N BILL CREEK RD	1	11/19/2021	330,000	330,000	Qualified/Valid
R007340	BRETHOWER/PIERCE/TAYLOR SUB EXEM	111018 - 254 CRYSTAL LN	1	4/12/2021	275,000	275,000	Qualified/Valid
R007490	CRYSTAL RIVER COUNTRY ESTATES Block	111018 - CRYSTAL LN	1	4/27/2021	250,000	250,000	Qualified/Valid
R007368	ELK MOUNTAIN Lot: 22	111025 - 250 ELK MOUNTAIN DR	1	1/14/2022	137,500	137,500	Qualified/Valid
R019173	ELK MOUNTAIN AMENDED LOT 26	111025 - ELK MOUNTAIN DR	1	1/5/2021	129,000	129,000	Qualified/Valid
R019174	ELK MOUNTAIN AMENDED LOT 27	111025 - ELK MOUNTAIN DR	1	8/26/2021	500,000	500,000	Qualified/Valid
R007783	CRYSTAL RIVER PARK SECOND ADDI Lot: 8	111026 - RUBY MOUNTAIN DR	1	3/12/2021	125,000	125,000	Qualified/Valid

R019961	CRYSTAL RIVER PARK Lot: 41 THRU:- Lot: 111026	- 134 BEAR CREEK LN	1	10/6/2021	140,000	140,000	Qualified/Valid
R007348	REDSTONE RANCH ACRES Lot: A-5	111027 - 170 BEAVER DR	1	6/1/2021	117,500	117,500	Qualified/Valid
R022101	REDSTONE Lot: 71 & 71A	111030 - 617 REDSTONE BLVD	1	6/29/2021	220,000	220,000	Qualified/Valid
R014954	REDSTONE UNIQUE - UNPLATTED Lot: 5B	111035 - 750 COAL CREEK RD	1	10/6/2021	350,000	350,000	Qualified/Valid
R015683	BIGHORN RIDGE PUD Lot: 3	111035 - 315 FIRE HOUSE RD	1	5/14/2022	350,000	350,000	Qualified/Valid

WOODY CREEK

R019802	ASPEN VALLEY RANCH HOMESTEAD 9 AN	112024.1 800 ASPEN VALLEY RANC	1	10/15/2021	31,500,000	36,902,691	Qualified/Invalid
R018575	CHAPARRAL ASPEN Lot: 7 HOMESTEAD 7	112026 - 664 CHAPARRAL DR	41.37	12/2/2021	4,000,000	4,504,800	Qualified/Invalid
R003347	WOLFSON Lot: 4 AMENDED	112083 - 1088 WOODY CREEK RD	1	12/29/2021	10,525,000	11,853,255	Qualified/Invalid
R020666	FLYING DOG RANCH EXEMPTION PARCEL	112083 - 421 STRANAHAN DR	58.85	10/4/2021	9,425,000	11,043,272	Qualified/Invalid
R020667	FLYING DOG RANCH EXEMPTION PARCEL	112083 - 240 FOUR SUNS RANCH I	35.2	10/4/2021	250,000	292,925	Qualified/Invalid
R020668	FLYING DOG RANCH EXEMPTION PARCEL	112083 - 3050 WOODY CREEK RD	88.35	10/4/2021	250,000	292,925	Qualified/Invalid

CASTLE CREEK

R014160	CASTLE CREEK VALLEY RANCH Lot: 5	114012 - HAYDEN N HAYDEN RD	1	3/20/2021	5,100,000	6,864,090	Qualified/Invalid
R003557	TIMOTHY SEMRAU & HEIDI SEMRAU & T	114013 - CONUNDRUM CREEK RD	1	4/20/2022	3,000,000	3,121,200	Qualified/Invalid
R019415	TIMOTHY SEMRAU & HEIDI SEMRAU & T	114013 - 168 WINDING WY	1	4/20/2022	15,000,000	15,606,000	Qualified/Invalid