

WEST ASPEN – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED		MARKET ADJ		VALIDITY
						AREA	SALE DATE	SALE PRICE	SALE PRICE	
R003521	39 POLECAT LLC/SHAPIRO SUB EXEMPTION Lot:	103011	288 ASPEN OAK DR	5.03	3 - AVERAGE	2,331	12/15/2021	5,350,000	6,808,410	Qualified/Invalid
R004262	Section: 3 Township: 10 Range: 85 A TRACT OF L	103011	200 BUTTERMILK LN	2	3 - AVERAGE	3,307	12/14/2021	5,197,905	6,614,853	Qualified/Invalid
R022482	SKYBEAM RANCH Lot: 1	103011	501 W BUTTERMILK RD	31.74	6 - EXCELLENT	7,707	7/1/2021	20,000,000	31,116,000	Qualified/Valid
R019664	STAGE ROAD PUD Lot: 10	103012	276 COACH RD	6.89	6 - EXCELLENT	11,906	1/5/2022	35,500,000	43,398,750	Qualified/Invalid
R004047	PYRAMID VIEW SUB Lot: 5	103014	142 MAROON DR	1.03	6 - EXCELLENT	5,135	1/5/2022	25,500,000	31,051,500	Qualified/Valid
R004102	PYRAMID VIEW SUB Lot: 1	103014	28 MAROON DR	1.12	6 - EXCELLENT	8,668	5/13/2021	15,995,000	26,967,570	Qualified/Valid
R004144	CLASEN-PECJAK Lot: 2	103014	20 MAROON CT	0.433	5 - V GOOD	5,139	5/13/2021	8,000,000	13,488,000	Qualified/Valid
R004153	PYRAMID VIEW SUB Lot: 9	103014	59 MAROON DR	43560	6 - EXCELLENT	4,769	5/27/2021	8,100,000	13,656,600	Qualified/Invalid
R012143	GOLF COURSE PRPRITIES LOT SPLIT Lot: 1	103014	73 HIDEAWAY LN	4.47	7 - SUPERIOR	8,963	1/16/2021	14,000,000	27,718,020	Qualified/Invalid
R004092	MEADOWOOD Block: 3 Lot: 6 FILING NO 1	103015	205 LARKSPUR LN	22900	5 - V GOOD	4,955	4/13/2022	11,475,000	12,413,783	Qualified/Valid
R004279	MEADOWOOD Block: 1 Lot: 6 FILING NO 1	103015	102 PRIMROSE PATH	22802	6 - EXCELLENT	8,043	2/3/2021	9,800,000	18,639,600	Qualified/Valid
R004294	LAUG-BERLEY LOT LINE ADJ Lot: 3, MEADOWOOD	103015	123 LARKSPUR LN	25091	5 - V GOOD	3,178	4/29/2021	4,700,000	8,248,970	Qualified/Valid
R004343	MEADOWOOD Block: 3 Lot: 9 FILING 1	103015	264 LARKSPUR LN	29473	4 - GOOD	5,598	3/8/2021	6,200,000	11,328,020	Qualified/Valid
R004353	MEADOWOOD Block: 3 Lot: 8 FILING NO 1	103015	222 LARKSPUR LN	28754	3 - AVERAGE	2,739	11/18/2021	6,050,000	8,015,040	Qualified/Valid
R004406	MEADOWOOD Lot: 15 FILING 2	103015	201 HEATHER LN	38359	3 - AVERAGE	3,413	6/18/2021	5,850,000	9,474,660	Qualified/Valid
R004420	MEADOWOOD Block: 4 Lot: 1A REPLAT	103015	181 LARKSPUR LN	40498	6 - EXCELLENT	9,932	3/12/2021	13,050,000	23,843,655	Qualified/Valid
R004422	MEADOWOOD Block: 3 Lot: 7	103015	174 LARKSPUR LN	25443	3 - AVERAGE	2,674	11/9/2021	4,625,000	6,127,200	Qualified/Valid
R004514	MEADOWOOD Lot: 23 FILING 2	103015	180 HEATHER LN	51784	6 - EXCELLENT	9,250	2/1/2021	18,275,000	34,740,030	Qualified/Valid
R004525	MEADOWOOD Lot: 18 FILING 2	103015	293 HEATHER LN	38677	6 - EXCELLENT	5,160	9/7/2021	13,387,500	19,220,433	Qualified/Valid
R004527	MEADOWOOD Block: 2 Lot: 4 PART OF 5 DESC A	103015	675 MEADOWOOD DR	26763	3 - AVERAGE	2,363	12/10/2021	4,800,000	6,108,480	Qualified/Valid
R005593	M/B ASPEN Section: 14 Township: 10 Range: 85	103016	315 GLEN DEE RD	1	3 - AVERAGE	2,058	9/27/2021	4,600,000	6,604,220	Qualified/Valid
R005594	ASPEN HIGHLANDS Block: 1 Lot: 17	103016	75 GLEN EAGLES DR	37850	5 - V GOOD	6,694	4/2/2021	7,250,000	12,724,475	Qualified/Valid
R005628	ASPEN HIGHLANDS Block: 1 Lot: 14	103016	212 GLEN EAGLES DR	38710	2 - FAIR	1,246	11/1/2021	5,250,000	6,955,200	Qualified/Valid
R004246	M/B BUTTERMILK Section: 2 Township: 10 Range	103018	450 TIEHACK RD	2	3 - AVERAGE	2,281	4/22/2022	10,250,000	11,107,914	Qualified/Invalid
R014415	MAROON CREEK CLUB Lot: 1 FREE MARKET	103018	1470 TIEHACK RD	2.42	6 - EXCELLENT	10,861	11/9/2021	14,875,000	19,706,400	Qualified/Invalid
R014448	MAROON CREEK CLUB Lot: 34 FREE MARKET	103018	15 S WILLOW CT	16846	6 - EXCELLENT	7,988	6/1/2021	15,000,000	24,294,000	Qualified/Valid
R014453	MAROON CREEK CLUB Lot: 39 FREE MARKET	103018	366 PFISTER DR	20208	5 - V GOOD	8,602	1/13/2021	9,875,000	19,552,500	Qualified/Invalid
R016681	MAROON CREEK TOWNHOMES Lot: 3	103020	203 OREGON TRL	4055	5 - V GOOD	4,633	8/6/2021	7,000,000	10,461,500	Qualified/Valid
R016690	MAROON CREEK TOWNHOMES Lot: 12	103020	612 OREGON TRL	4144	5 - V GOOD	4,633	4/19/2021	6,866,000	12,050,516	Qualified/Valid
R016692	MAROON CREEK TOWNHOMES Lot: 14	103020	713 OREGON TRL	4861	5 - V GOOD	4,633	1/21/2021	6,250,000	12,375,000	Qualified/Valid
R005574	WEST ASPEN Lot: 3 FILING 1	103021	767 CEMETERY LN	15002	3 - AVERAGE	3,492	4/15/2021	5,400,000	9,477,540	Qualified/Invalid
R009138	SAMS Unit: SOUTH	103021	743 CEMETERY LN #S	7482	6 - EXCELLENT	2,363	6/2/2022	6,434,000	6,434,000	Qualified/Invalid
R005353	WEST ASPEN Lot: 40 FILING 2	103022	1480 SILVER KING DR	0.4	3 - AVERAGE	3,271	12/3/2021	5,450,000	6,935,670	Qualified/Valid
R005404	WEST ASPEN Lot: 26 FILING 2	103022	1605 SILVER KING DR	15400	6 - EXCELLENT	3,798	7/23/2021	6,000,000	9,330,910	Qualified/Valid
R005544	SNOWBUNNY Block: 1 Lot: 5	103031	940 CEMETERY LN	14400	3 - AVERAGE	2,065	6/17/2021	4,660,000	7,547,336	Qualified/Invalid

R005527	WEST MEADOW Block: 1 Lot: 4	103041	1340 MOUNTAIN VIEW DR	17238	4 - GOOD	2,954	5/7/2021	4,550,000	7,671,300	Qualified/Valid
R004592	BLACK BIRCHES ESTATES Lot: 7	103061	1195 BLACK BIRCH DR	44568	3 - AVERAGE	2,166	6/14/2022	6,850,000	6,850,000	Qualified/Invalid
R005330	RED BUTTE EAST Lot: 1	103061	1205 RED BUTTE DR	1	3 - AVERAGE	4,450	6/28/2022	8,125,000	8,124,500	Qualified/Invalid
R005381	RED BUTTE EAST Lot: 3	103061	1265 RED BUTTE DR	43560	4 - GOOD	5,122	1/18/2022	13,200,000	16,137,000	Qualified/Valid
R005397	RED BUTTE Block: 2 Lot: 8	103061	1050 CEMETERY LN	22010	2 - FAIR	3,236	5/2/2022	5,900,000	6,141,900	Qualified/Invalid
R005505	RED BUTTE Block: 1 Lot: 4	103061	1440 RED BUTTE DR	31798	5 - V GOOD	4,963	9/27/2021	14,600,000	20,961,220	Qualified/Valid
R005552	RED BUTTE EAST Lot: 4	103061	1295 RED BUTTE DR	43560	3 - AVERAGE	2,167	12/22/2021	5,600,000	7,126,560	Qualified/Valid
R008449	GAYLORD Lot: 4	103061	1220 RED BUTTE DR	0.56	4 - GOOD	4,487	9/15/2021	18,688,000	26,801,647	Qualified/Valid
R013903	RED BUTTE Block: 2 Lot: 3	103061	1300 RED BUTTE DR	0.85	6 - EXCELLENT	5,798	4/21/2021	16,500,000	28,959,150	Qualified/Valid
R013129	EAGLE PINES Lot: 10	103111	199 EAGLE PARK DR	4.67	6 - EXCELLENT	11,170	11/12/2021	16,500,000	21,859,200	Qualified/Valid
R016770	MOORE FAMILY PUD Block: G Lot: 6	103119	865 MOORE DR	2.297	6 - EXCELLENT	9,864	11/24/2021	32,500,000	43,056,000	Qualified/Valid
R016772	MOORE FAMILY PUD Block: G Lot: 8	103119	864 MOORE DR	4.946	6 - EXCELLENT	9,976	1/6/2021	25,000,001	49,500,001	Qualified/Valid
R016776	MOORE FAMILY PUD Block: G Lot: 12	103119	754 MOORE DR	0.834	6 - EXCELLENT	10,081	4/6/2021	26,750,000	46,938,394	Qualified/Valid
R016778	MOORE FAMILY PUD Block: G Lot: 14	103119	170 FALCON RD	1.402	6 - EXCELLENT	8,983	3/25/2022	19,125,000	21,574,912	Qualified/Invalid
R016795	MOORE FAMILY PUD Block: G Lot: 31	103119	18 CASCADE LN	0.787	6 - EXCELLENT	5,628	11/23/2021	11,900,000	15,765,120	Qualified/Invalid
R016831	ASPEN HIGHLANDS VILLAGE PUD Block: G Lot: 5	103120	370 EXHIBITION LN	0.586	7 - SUPERIOR	9,036	3/31/2021	16,900,000	30,859,719	Qualified/Valid
R018689	ASPEN HIGHLANDS VILLAGE TOWNHOME Block: 2	103121	111 STEIN WY #6	0.1	5 - V GOOD	6,458	4/18/2022	12,250,000	13,275,325	Qualified/Valid
R018549	THUNDERBOWL TOWNHOME RESIDENCES Lot: 2	103123	115 THUNDERBOWL LN #	0.086	6 - EXCELLENT	5,555	8/20/2021	8,450,000	12,628,525	Qualified/Valid
R018550	THUNDERBOWL TOWNHOME RESIDENCES Lot: 3	103123	107 THUNDERBOWL LN #	0.097	6 - EXCELLENT	5,517	5/7/2021	7,200,000	12,137,514	Qualified/Valid
R018559	THUNDERBOWL TOWNHOME RESIDENCES Block: 1	103123	51 THUNDERBOWL LN #	0.087	6 - EXCELLENT	5,793	8/26/2021	7,075,000	10,536,225	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.*