

WOODY CREEK / LOWER RIVER ROAD – 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
R013746	ASPEN VALLEY DOWNS SUBDIVISION Lot: 4	112024	120 RUNNING MARE RD	17.785	7 - SUPERIOR	12,191	6/2/2021	19,750,000	31,979,002	Qualified/Valid
R019797	ASPEN VALLEY RANCH HOMESTEAD 4	112024	81 E PASTURE LN	35.1	6 - EXCELLENT	5,069	8/20/2021	15,500,000	23,164,750	Qualified/Valid
R019801	ASPEN VALLEY RANCH HOMESTEAD 8 AMENDED	112024	795 ASPEN VALLEY RANC	45.52	5 - V GOOD	4,767	10/15/2021	31,500,000	43,434,754	Qualified/Invalid
R003211	M/B WOODY CREEK Quarter: NW Section: 16 To	112026	179 LIBERTY LN	2	5 - V GOOD	5,400	7/7/2021	5,200,000	8,090,160	Qualified/Invalid
R018571	CHAPARRAL ASPEN HOMESTEAD 3	112026	1125 CHAPARRAL DR	40.845	4 - GOOD	3,178	4/27/2022	17,000,000	18,151,975	Qualified/Invalid
R020515	FOX RANCH SECOND AMENDED PARCEL B	112026	1060 LITTLE WOODY CRE	20.028	5 - V GOOD	7,496	6/28/2021	12,650,000	20,479,842	Qualified/Valid
R003139	M/B WOODY CREEK Section: 5 & 8 Township: 9 R	112031	176 LETEY LN	5.1	3 - AVERAGE	4,751	7/8/2021	3,150,000	4,900,770	Qualified/Valid
R003710	ROSS/WHITMER LOT LINE ADJ AKA ROSS PARCEL	112032	8386 UPPER RIVER RD	2.7	4 - GOOD	2,147	11/26/2021	4,700,000	6,226,560	Qualified/Valid
R003504	M/B WOODY CREEK Section: 16 Township: 9 Ran	112041	34 TWINING FLATS RD	2	3 - AVERAGE	2,488	1/5/2021	1,670,000	3,300,660	Qualified/Valid
R004027	Section: 8 Township: 9 Range: 85 BEG AT A PT O	112041	201 PITKIN IRON RD	3.2	4 - GOOD	4,232	6/24/2021	5,250,000	8,502,900	Qualified/Invalid
R020016	M/B LOWER RIVER ROAD Tract: 65 Section: 21 T	112041	102 N RIVER RD	58.33	5 - V GOOD	4,837	10/23/2021	5,400,000	7,447,140	Qualified/Valid
R003420	WOLFSON Lot: 3 & 4 AMENDED	112083	1092 WOODY CREEK RD	9.09	5 - V GOOD	6,236	12/29/2021	10,525,000	13,394,115	Qualified/Invalid
R020665	FLYING DOG RANCH EXEMPTION PARCEL 1	112083	527 FOUR SUNS RANCH	62.822	4 - GOOD	11,769	10/4/2021	9,425,000	12,998,017	Qualified/Invalid
R016981	SILVER CREEK SUB Lot: 1	112084	60 LARKSPUR MTN RD	6.51	5 - V GOOD	1,823	12/3/2021	3,730,000	4,746,798	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.*