

**BASALT – SINGLE FAMILY RESIDENTIAL SALES FOR 2021/2022**

Appraisal date: June 30, 2020

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		LAND		TIME ADJ		
				AREA	QUALITY	SIZE	SALE DATE	SALE PRICE	SALE PRICE	VALIDITY
R006942	Tract: 55 Section: 17 Township: 8 Range: 86 PARCE	108021	24411 HWY 82	2,697	3 - AVERAGE	1	11/8/2019	762,200	<b>748,404</b>	Q/V
R012711	ELK RUN PUD Block: 3 Lot: 304	108051	304 RED TAIL DR	2,670	3 - AVERAGE	6800	12/17/2019	750,000	<b>738,375</b>	Q/V
R012713	ELK RUN PUD Block: 3 Lot: 306	108051	306 RED TAIL DR	2,639	3 - AVERAGE	9437	11/5/2018	855,000	<b>813,703</b>	Q/V
R012722	ELK RUN PUD Block: 4 Lot: 406	108051	406 ELK CIR	2,875	3 - AVERAGE	7999	8/16/2019	825,850	<b>804,625</b>	Q/V
R014277	ELK RUN PUD Block: 9 Lot: 2	108051.01	930 LUPINE CIR	3,442	4 - GOOD	6400	3/25/2020	1,024,600	<b>1,016,608</b>	Q/V
R014299	HOME FIRES Lot: 2	108051.01	765 HEARTHSTONE DR	4,187	3 - AVERAGE	9412	6/17/2019	1,050,000	<b>1,017,660</b>	Q/V
R016389	SOUTHSIDE PUD PHASE I Block: 3 Lot: 1	108052	351 SOUTHSIDE DR	1,012	3 - AVERAGE	2279	12/28/2018	798,500	<b>798,500</b>	Q/*
R016394	SOUTHSIDE PUD PHASE I Block: 3 Lot: 6	108052	372 BRANDING WY	2,590	3 - AVERAGE	7525	4/11/2019	789,400	<b>761,139</b>	Q/V
R016399	SOUTHSIDE PUD PHASE I Block: 4 Lot: 3	108052	329 MEADOWVIEW LN	2,486	3 - AVERAGE	8387	9/27/2018	755,000	<b>714,834</b>	Q/V
R016404	SOUTHSIDE PUD PHASE I Block: 4 Lot: 8	108052	379 MEADOWVIEW LN	2,792	3 - AVERAGE	7100	12/6/2019	802,848	<b>790,403</b>	Q/V
R016408	SOUTHSIDE PUD PHASE I Block: 5 Lot: 3	108052	373 BRANDING WY	2,922	3 - AVERAGE	7350	7/19/2019	881,682	<b>856,818</b>	Q/V
R016415	SOUTHSIDE PUD PHASE I Block: 6 Lot: 3	108052	323 BRANDING WY	2,871	4 - GOOD	7350	6/19/2019	856,500	<b>830,119</b>	Q/V
R016419	SOUTHSIDE PUD PHASE I Block: 6 Lot: 7	108052	314 SUMMERSSET LN	2,971	4 - GOOD	7350	8/12/2019	934,000	<b>909,996</b>	Q/V
R017440	SOUTHSIDE PUD PHASE II Block: 8 Lot: 5 Unit: A	108052	336 ALLISON LN #A			0.22	7/15/2019	935,000	<b>908,633</b>	Q/V
R017449	SOUTHSIDE PUD PHASE II Block: 9 Lot: 11	108052	357 ALLISON LN	1,989	4 - GOOD	0.15	9/4/2018	905,750	<b>857,564</b>	Q/V
R016901	SOUTHSIDE PUD PHASE III Lot: 9	108053	271 SOUTHSIDE DR	1,433	3 - AVERAGE	759	5/13/2019	519,000	<b>501,717</b>	Q/V
R016905	SOUTHSIDE PUD PHASE III Lot: 13 AKA TOWNHOM	108053	281 SOUTHSIDE DR	1,433	3 - AVERAGE	759	10/4/2019	575,000	<b>563,155</b>	Q/V
R016907	SOUTHSIDE PUD PHASE III Lot: 15 AKA TOWNHOM	108053	287 SOUTHSIDE DR	1,593	3 - AVERAGE	1089	12/30/2019	594,700	<b>585,482</b>	Q/V
R017014	SUMMERSSET TOWNHOMES Lot: A	108054	304 SUMMERSSET LN #A	1,490	4 - GOOD	0.092	3/18/2019	689,500	<b>663,092</b>	Q/V
R017015	SUMMERSSET TOWNHOMES Lot: B	108054	371 ALEXANDER LN #B	1,464	4 - GOOD	0.119	7/2/2019	748,300	<b>727,197</b>	Q/V
R017155	BRANDING WAY DUPLEX NO. 2 Lot: 5A	108054	328 MEADOWVIEW LN	1,744	4 - GOOD	0.123	11/27/2019	630,000	<b>618,597</b>	Q/V
R018844	ALLEY DUPLEXES Lot: 8B	108054	306 ALLISON LN	2,032	3 - AVERAGE	4031	10/4/2018	704,800	<b>669,066</b>	Q/V
R020259	326 ALLISON LN TOWNHOMES Lot: 6B	108054	326 ALLISON LN #B	1,886	3 - AVERAGE	4680	12/13/2018	703,750	<b>671,518</b>	Q/V
R013698	ARBOR PARK TOWNHOMES Unit: 12-A	108055	2010 ARBOR PARK DR #1	1,702	3 - AVERAGE	0.026	12/2/2019	584,500	<b>575,440</b>	Q/V
R013810	ARBOR PARK TOWNHOMES Unit: A DESC: BLDG. 4	108055	2021 ARBOR PARK DR #4	1,702	3 - AVERAGE	0.028	9/5/2019	620,000	<b>605,616</b>	Q/V
R013817	ARBOR PARK TOWNHOMES Unit: B DESC: BLDG. 6	108055	2026 ARBOR PARK DR #6	1,702	3 - AVERAGE	0.026	10/1/2018	541,000	<b>513,571</b>	Q/V
R012532	COLUMBINES AT ELK RUN Unit: 102 DESC: FILING	108056	102 DEVON CT #102	1,992	3 - AVERAGE	0.021	10/15/2019	575,000	<b>563,155</b>	Q/V
R012538	COLUMBINES AT ELK RUN Unit: 204 DESC: FILING	108056	204 DEVON CT #204	1,992	3 - AVERAGE	0.021	7/24/2019	564,750	<b>548,824</b>	Q/V
R012541	COLUMBINES AT ELK RUN Unit: 303 DESC: FILING	108056	1303 DEVON CT #303	1,992	3 - AVERAGE	0.021	8/22/2019	606,000	<b>590,425</b>	Q/V
R012944	COLUMBINES AT ELK RUN Unit: 104 DESC: FILING	108056	154 WREN CT #2104	1,992	3 - AVERAGE	0.021	8/9/2019	585,000	<b>569,965</b>	Q/V
R013240	COLUMBINES AT ELK RUN Unit: 1101 DESC: FILING	108056	1101 DEVON CT #1101	1,992	3 - AVERAGE	0.021	4/25/2019	546,200	<b>526,646</b>	Q/V
R013267	COLUMBINES AT ELK RUN Unit: 1202 DESC: FILING	108056	1202 DEVON CT	1,992	3 - AVERAGE	0.021	9/5/2018	547,800	<b>518,657</b>	Q/V
R006938	HOLLAND HILLS AT BASALT Lot: 51	108061	113 CROSSLAND DR	2,496	3 - AVERAGE	0.36	12/5/2019	746,750	<b>735,175</b>	Q/V
R007005	SAMUELSON Lot: 5-B Tract: 65 Section: 21 Townsh	108061	71 MOUNTAIN SHADOW	2,628	3 - AVERAGE	0.43	3/12/2020	875,000	<b>868,175</b>	Q/V
R007113	HOLLAND HILLS AT BASALT Lot: 10	108061	28 HOLLAND HILLS RD	2,712	4 - GOOD	1.13	7/29/2019	800,000	<b>777,440</b>	Q/V
R007118	HOLLAND HILLS AT BASALT Lot: 16	108061	88 HOLLAND HILLS RD	3,716	3 - AVERAGE	1.2	3/15/2019	1,435,000	<b>1,380,039</b>	Q/V
R007127	HOLLAND HILLS AT BASALT Lot: 42	108061	703 HOLLAND HILLS RD	2,671	3 - AVERAGE	0.74	12/18/2019	1,017,000	<b>1,001,236</b>	Q/V

Q/V = qualified valid sale

Q/\* = qualified sale that has changed since date of sale (remodel, addition,..)

R007128	HOLLAND HILLS AT BASALT Lot: 43	108061	647 HOLLAND HILLS RD	2,363	3 - AVERAGE	0.82	12/12/2019	985,000	<b>969,732</b>	Q/V
R007130	HOLLAND HILLS AT BASALT Lot: 46	108061	512 HOLLAND HILLS RD	3,138	3 - AVERAGE	1.308	8/10/2018	1,284,000	<b>1,212,481</b>	Q/V
R007135	HOLLAND HILLS AT BASALT Lot: 56	108061	160 CROSSLAND DR	2,592	3 - AVERAGE	0.41	11/12/2019	650,000	<b>638,235</b>	Q/V
R007146	M/B BASALT Tract: 55 Section: 17 Township: 8 Ran	108061	571 BOOTH LN	6,263	4 - GOOD	3.56	11/12/2019	2,100,000	<b>2,061,990</b>	Q/V
R007219	SAMUELSON Lot: 9 A PARCEL OF LAND SITUATED	108061	28 RIVER BEND RD	1,373	3 - AVERAGE	0.52	8/14/2019	798,750	<b>778,222</b>	Q/*
R007239	HOLLAND HILLS AT BASALT Lot: 36	108061	642 HOLLAND HILLS RD	3,804	4 - GOOD	0.68	9/24/2019	1,728,900	<b>1,688,789</b>	Q/V
R007271	HOLLAND HILLS AT BASALT Lot: 33	108061	38 BOOTH LN	2,251	3 - AVERAGE	0.54	8/7/2018	835,000	<b>788,490</b>	Q/V
R007058	ORCHARD ESTATES Lot: 18 UNIT ONE	108081	373 APPLE DR	3,311	5 - V GOOD	1.01	1/3/2020	2,580,500	<b>2,547,211</b>	Q/V
R007173	DOUBLE K RANCHES SUBDIVISION Lot: 15	108081	265 HORSESHOE DR	2,600	3 - AVERAGE	2.44	10/1/2018	954,600	<b>906,201</b>	Q/*
R007173	DOUBLE K RANCHES SUBDIVISION Lot: 15	108081	265 HORSESHOE DR	2,600	3 - AVERAGE	2.44	1/6/2020	1,051,000	<b>1,037,442</b>	Q/V
R007223	DOUBLE K RANCHES SUBDIVISION Lot: 11	108081	512 HORSESHOE DR	4,240	3 - AVERAGE	2.41	4/23/2019	916,000	<b>883,207</b>	Q/V
R007066	WEST SOPRIS RANCH Lot: 2 Quarter: SW Section: 2	108091	2555 W SOPRIS CREEK RD	3,202	5 - V GOOD	35.3	2/27/2019	1,580,500	<b>1,516,015</b>	Q/V
R007069	WEST SOPRIS RANCH Lot: 5 Section: 22 Township: 2	108091	301 STONE RD	2,790	5 - V GOOD	39.2	3/18/2019	2,095,000	<b>2,014,761</b>	Q/V
R007214	M/B BASALT Sixteenth: SE Quarter: NW Section: 2	108091	500 BEAR RIDGE RD	3,249	3 - AVERAGE	36	6/18/2019	1,280,000	<b>1,240,576</b>	Q/V
R007235	WEST SOPRIS RANCH Lot: 4	108091	600 SKOOKUM LN	4,368	5 - V GOOD	37.4	4/24/2020	1,950,000	<b>1,939,860</b>	Q/*
R008036	NYSTROM TRACTS Lot: 25 & 26 Tract: 73 Section: 2	108092	360 W SOPRIS CREEK RD	1,932	3 - AVERAGE	2.65	7/12/2018	744,750	<b>701,480</b>	Q/V
R006952	SOPRIS MOUNTAIN RANCH Lot: 37 Section: 34 Tow	108095	1710 SOPRIS MTN RANCH	7,211	5 - V GOOD	35.55	11/1/2018	3,990,000	<b>3,797,283</b>	Q/V
R006967	SOPRIS MOUNTAIN RANCH Lot: 41 Quarter: SW Se	108095	3877 SOPRIS MTN RANCH	4,180	4 - GOOD	35.56	6/17/2020	1,450,000	<b>1,450,000</b>	Q/V
R006998	SOPRIS MOUNTAIN RANCH Lot: 34 Section: 34 Tow	108095	227 SAGE RIM CIR	6,031	5 - V GOOD	35.04	9/13/2018	1,649,500	<b>1,561,746</b>	Q/V
R016494	ROARING FORK CLUB PUD Block: 1 Lot: 5 CABIN #1	108624	1 ARBANEY RANCH RD	2,423	4 - GOOD	0.199	8/27/2019	4,500,000	<b>4,384,350</b>	Q/*
R016505	ROARING FORK CLUB PUD Block: 1 Lot: 16 CABIN #	108624	14 ARBANEY RANCH RD	2,380	4 - GOOD	0.199	7/30/2019	5,000,000	<b>4,859,000</b>	Q/V
R016506	ROARING FORK CLUB PUD Block: 1 Lot: 17 CABIN #	108624	15 ARBANEY RANCH RD	2,380	4 - GOOD	0.199	11/1/2019	4,350,000	<b>4,271,265</b>	Q/V
R016521	ROARING FORK CLUB PUD Block: 2 Lot: 11 CABIN #	108624	27 ALTAMIRA RANCH RD	2,447	4 - GOOD	0.199	9/5/2018	4,855,000	<b>4,596,714</b>	Q/V
R016524	ROARING FORK CLUB PUD Block: 2 Lot: 14 CABIN #	108624	30 ALTAMIRA RD	2,380	4 - GOOD	0.199	3/15/2019	4,000,000	<b>3,846,800</b>	Q/V
R016534	ROARING FORK CLUB PUD Block: 2 Lot: 24 CABIN #	108624	41 ALTAMIRA RANCH RD	2,380	4 - GOOD	0.199	10/31/2018	4,124,900	<b>3,915,767</b>	Q/V