

WEST ASPEN – SINGLE FAMILY RESIDENTIAL SALES FOR 2021/2022

Appraisal date: June 30, 2020

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED			LAND SIZE	SALE DATE	TIME ADJ		VALIDITY
				AREA	QUALITY	SALE PRICE			SALE PRICE		
R009270	AABC ROWHOUSES Unit: 4 G&H	103001	319 AABC #4GH		MIXED USE		272	10/9/2018	707,500	707,500	Q/V
R009277	AABC ROWHOUSES Unit: 11W&X	103001	319 AABC #11WX	1,302	4 - GOOD		731	6/15/2020	733,900	733,900	Q/V
R003277	ASPEN OAKS Lot: 19 A PARCEL OF LAND SITUATED	103011	189 ASPEN OAK DR	4,903	3 - AVERAGE		5.02	10/8/2018	3,799,000	4,205,872	Q/V
R003316	178 & 41 ASPEN OAK DR LOT LINE ADJ Sixteenth: N	103011	41 ASPEN OAK DR	5,697	4 - GOOD		2.596	5/30/2019	5,500,000	5,876,200	Q/V
R004123	Section: 2 Township: 10 Range: 85 PARCEL A: A TR	103012	1055 STAGE RD	10,017	5 - V GOOD		4.9	6/12/2020	21,500,000	21,500,000	Q/V
R019655	STAGE ROAD PUD Lot: 1	103012	373 RELAY RD	8,280	6 - EXCELLENT		2.47	5/28/2019	22,750,000	24,306,100	Q/V
R004102	PYRAMID VIEW SUB Lot: 1	103014	28 MAROON DR	8,668	6 - EXCELLENT		1.12	4/3/2019	10,795,000	11,591,671	Q/V
R004144	CLASEN-PECJAK Lot: 2	103014	20 MAROON CT	5,139	5 - V GOOD		15427	1/10/2020	5,000,000	5,129,000	Q/V
R004336	CLASEN-PECJAK Lot: 4	103014	60 MAROON CT	2,133	3 - AVERAGE		15427	10/22/2018	2,425,000	2,684,717	Q/*
R004198	MEADOWOOD Lot: 12 FILING NO 1	103015	437 MEADOWOOD DR	5,446	6 - EXCELLENT		24746	8/30/2019	6,815,000	7,170,743	Q/V
R004291	MEADOWOOD Lot: 2 FILING 2	103015	188 MEADOWOOD DR	3,297	5 - V GOOD		38224	10/8/2019	5,000,000	5,207,500	Q/V
R004420	MEADOWOOD Block: 4 Lot: 1A REPLAT	103015	181 LARKSPUR LN	9,932	6 - EXCELLENT		40498	5/7/2019	11,076,850	11,834,506	Q/V
R004486	MEADOWOOD Block: 4 Lot: 7	103015	91 LARKSPUR LN	4,465	4 - GOOD		42872	9/4/2018	3,650,000	4,061,355	Q/V
R005614	Section: 14 Township: 10 Range: 85 A TRACT OF LA	103016	372 GLEN EAGLES DR	7,324	5 - V GOOD		0.81	2/25/2019	6,300,000	6,834,240	Q/V
R013846	WILTROUT FAMILY PARTNERSHIP Lot: 2	103016	130 GLEN DEE RD	7,358	6 - EXCELLENT		49086	10/4/2018	9,000,000	9,963,900	Q/V
R014434	MAROON CREEK CLUB Lot: 20 FREE MARKET	103018	45 N WILLOW CT	7,941	6 - EXCELLENT		16778	9/4/2018	10,399,900	11,571,968	Q/V
R014441	MAROON CREEK CLUB Lot: 27 FREE MARKET	103018	285 PFISTER DR	8,673	6 - EXCELLENT		23847	10/1/2019	6,825,000	7,108,237	Q/*
R016359	ARTHUR O PFISTER EXEMPTION Lot: 2	103018	511 LAZY CHAIR RACH RD	4,589	3 - AVERAGE		2.4	8/13/2018	3,840,000	4,294,656	Q/V
R016683	MAROON CREEK TOWNHOMES Lot: 5	103020	305 OREGON TRL	4,633	5 - V GOOD		4025	11/21/2018	4,459,000	4,911,588	Q/V
R016686	MAROON CREEK TOWNHOMES Lot: 8	103020	408 OREGON TRL	4,633	5 - V GOOD		4513	1/3/2019	5,575,000	6,078,422	Q/*
R016686	MAROON CREEK TOWNHOMES Lot: 8	103020	408 OREGON TRL	4,633	5 - V GOOD		4513	3/5/2020	5,850,000	5,940,090	Q/V
R016690	MAROON CREEK TOWNHOMES Lot: 12	103020	612 OREGON TRL	4,633	5 - V GOOD		4144	12/2/2019	5,105,000	5,263,255	Q/V
R022239	HUTTON LOT SPLIT Lot: 1	103021	725 CEMETERY LN				22023	12/13/2018	4,100,000	4,493,190	Q/*
R022240	HUTTON LOT SPLIT Lot: 2	103021	721 CEMETERY LN				17681	12/13/2018	4,100,000	4,493,190	Q/*
R005327	WEST ASPEN Lot: 16 FILING 2	103022	1610 HOMESTAKE DR	4,208	4 - GOOD		16500	4/20/2020	4,500,000	4,545,900	Q/V
R005461	WEST ASPEN Lot: 2 FILING 3	103022	855 CHATFIELD RD	3,345	4 - GOOD		18603	8/31/2018	3,900,000	4,361,760	Q/V
R005344	Section: 1 Township: 10 Range: 85 A TRACT OF LAN	103041	1220 MOUNTAIN VIEW D	2,776	3 - AVERAGE		17400	5/21/2019	3,100,000	3,312,040	Q/V
R005467	WEST MEADOW Block: 2 Lot: 7	103041	1265 MOUNTAIN VIEW D	4,878	4 - GOOD		15000	10/11/2019	4,140,000	4,311,810	Q/*
R005576	WEST MEADOW Block: 1 Lot: 6	103041	1320 MOUNTAIN VIEW D	1,022	2 - FAIR		16135	6/14/2019	2,500,000	2,657,250	Q/*
R005415	RED BUTTE Block: 1 Lot: 9	103061	1395 RED BUTTE DR	5,033	5 - V GOOD		48787	10/15/2018	7,600,000	8,413,960	Q/V
R005524	BLACK BIRCHES ESTATES Lot: 14	103061	1140 BLACK BIRCH DR	3,422	5 - V GOOD		25796	9/28/2018	7,798,500	8,677,390	Q/V
R012137	QUILLEN Lot: 12-A	103061	1445 RED BUTTE DR	5,998	5 - V GOOD		31776	11/20/2018	6,100,000	6,719,150	Q/V
R012138	QUILLEN Lot: 12-B	103061	1465 RED BUTTE DR	5,498	5 - V GOOD		31858	5/14/2019	4,200,000	4,487,280	Q/V
R013125	EAGLE PINES Lot: 6	103111	400 EAGLE PINES DR	7,260	5 - V GOOD		8.13	1/28/2019	6,248,000	6,812,194	Q/*
R013126	EAGLE PINES Lot: 7	103111	401 EAGLE PARK DR	12,674	7 - SUPERIOR		5.3	10/16/2018	19,499,900	21,588,339	Q/*
R016792	MOORE FAMILY PUD Block: G Lot: 28	103119	74 FIVE TREES LN	7,797	6 - EXCELLENT		1.602	5/10/2019	12,012,500	12,834,155	Q/V
R016810	ASPEN HIGHLANDS VILLAGE PUD Block: A Lot: 3	103120	460 THUNDERBOWL LN	8,379	6 - EXCELLENT		0.955	11/12/2019	8,960,141	9,285,394	Q/V
R016812	ASPEN HIGHLANDS VILLAGE PUD Block: A Lot: 5	103120	465 THUNDERBOWL LN	9,274	6 - EXCELLENT		0.755	1/23/2019	17,050,000	18,589,615	Q/V

Q/V = qualified valid sale

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