

EAST ASPEN – DUPLEX CONDO SALES FOR 2021/2022

Appraisal date: June 30, 2020

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		SALE DATE	SALE PRICE	TIME ADJ SALE	PRICE PER	VALIDITY
				AREA	QUALITY			PRICE	SQ FT	
R008521	PINE RIVER TOWNHOMES Unit: 2 DESC: AKA 314	422020	314 RIVERSIDE AVE #2	2,669	23 - AVG	9/18/2019	3,500,000	3,663,800	1,373	Q/*
R017021	COLAS CONDO Unit: 1	422020	341 PARK AVE	3,933	25 - V GOOD	9/21/2018	6,250,000	6,954,375	1,768	Q/V
R018443	ADAIR DUPLEX Unit: 1	422020	128 PARK AVE	2,457	24 - GOOD	8/23/2019	3,700,000	3,893,140	1,585	Q/V
R022512	COOPER DUPLEX TOWNHOME CONDO Unit: A	422020	332 N RIVERSIDE AVE	2,810	25 - V GOOD	7/10/2019	6,400,000	6,768,640	2,409	Q/V
R022513	COOPER DUPLEX TOWNHOME CONDO Unit: B	422020	1154 E COOPER AVE	2,810	25 - V GOOD	12/2/2019	6,150,000	6,340,650	2,256	Q/V
R009098	PATRICIA Unit: 1	422021	980 KING ST #1	983	23 - AVG	2/20/2019	2,300,000	2,495,040	2,538	Q/V
R014806	RIVERS EDGE Unit: A DESC: EAST UNIT	422021	855 GIBSON AVE #A	5,754	25 - V GOOD	11/20/2018	8,549,000	9,416,723	1,637	Q/*
R021357	ASPEN VIEW RESIDENCES Unit: B	422021	800 GIBSON AVE #B	3,414	25 - V GOOD	9/21/2018	4,647,500	5,171,273	1,515	Q/V
R021888	PARK CONDO Unit: B	422021	505 PARK CIR #B	3,112	25 - V GOOD	11/15/2018	4,550,000	5,011,825	1,610	Q/V
R022421	SPRUCE STREET CONDO Unit: A	422021	520 SPRUCE ST	2,974	25 - V GOOD	8/15/2018	4,750,000	5,312,400	1,786	Q/V
R022422	SPRUCE STREET CONDO Unit: B	422021	522 SPRUCE ST	2,447	25 - V GOOD	3/11/2019	4,300,000	4,640,990	1,897	Q/V
R017294	RIVERSIDE TOWNHOMES CONDO Unit: A	422050	1395 RIVERSIDE DR #A	4,291	25 - V GOOD	1/2/2019	4,675,000	5,097,152	1,188	Q/V
R022352	1190-1195 RIVERSIDE DRIVE CONDO Unit: A MINE: RIVERS	422050	1195 RIVERSIDE DR	4,277	25 - V GOOD	9/13/2018	7,100,000	7,900,170	1,847	Q/V
R019827	MOORE TOWNHOMES CONDO Unit: A	422050.01	42553 E HWY 82	3,856	25 - V GOOD	4/26/2019	4,490,000	4,821,362	1,250	Q/V
R020788	93/95 WEST LUPINE CONDO Unit: A	422050.01	95 W LUPINE DR	3,643	25 - V GOOD	9/6/2019	4,990,000	5,223,532	1,434	Q/V

Q/V = qualified valid sale

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