

**COMMERCIAL SALE LIST FOR 2021/2022**

Appraisal date: June 30, 2020

ACCT#	NBHD	SALE DATE	VALIDITY	TIME ADJ SALE	BLDG	GROSS \$/SQ		NOTES
				PRICE	AREA	LAND SIZE	FT	
R010696	301001 - COA COMMERCIAL "A" CORE	10/1/2019	Q/I	\$7,197,000	6705	2799	\$1,073	pit ctr.- retail(6150 sf) and residential(555sf)
R000266	301001.03 - ASPENHOF COMM CONDO "A"	4/29/2020	Q/I		3674			
R000268	301001.03 - ASPENHOF COMM CONDO "A"	4/29/2020	Q/I	\$2,848,000	4002	n-a	\$712	aspenhof units c7&c10
R010590	301001.14 - PARK PLACE COMM CONDO "A"				938			
R010593	301001.14 - PARK PLACE COMM CONDO "A"				1553			
R010598	301001.14 - PARK PLACE COMM CONDO "A"				602			
R010599	301001.14 - PARK PLACE COMM CONDO "A"	12/13/2018	Q/I	\$7,329,394	4094	n-a	\$1,790	old mcdonalds, now yoga studio
R021384	301002.02 - NORTH OF NELL "B"				589			
R021385	301002.02 - NORTH OF NELL "B"				732			
R021386	301002.02 - NORTH OF NELL "B"				589			
R021387	301002.02 - NORTH OF NELL "B"				705			
R021388	301002.02 - NORTH OF NELL "B"	2/3/2020	Q/I	\$8,455,000	3217	n-a	\$2,628	n nell, 5 units combined in single use
R000918	301002.02 - NORTH OF NELL "B"	2/3/2020	Q/V	\$2,848,000	1332	n-a	\$2,138	now part of gorsuch ski locker
R021712	301002.03 - ISIS COMM CONDO "B"				1694			
R021713	301002.03 - ISIS COMM CONDO "B"	10/22/2019	Q/I	\$11,614,500	3590	n-a	\$3,235	
R015983	301002.07 - WHEELER SQUARE "B"				190			
R015984	301002.07 - WHEELER SQUARE "B"				182			
R015985	301002.07 - WHEELER SQUARE "B"				360			
R015989	301002.07 - WHEELER SQUARE "B"				145			
R015990	301002.07 - WHEELER SQUARE "B"				193			
R015991	301002.07 - WHEELER SQUARE "B"				193			
R015992	301002.07 - WHEELER SQUARE "B"				351			
R015993	301002.07 - WHEELER SQUARE "B"				1680			
R015994	301002.07 - WHEELER SQUARE "B"				1030			
R015995	301002.07 - WHEELER SQUARE "B"				1694			
R015996	301002.07 - WHEELER SQUARE "B"				594			
R015997	301002.07 - WHEELER SQUARE "B"				291			
R015998	301002.07 - WHEELER SQUARE "B"				226			
R015999	301002.07 - WHEELER SQUARE "B"				78			
R016000	301002.07 - WHEELER SQUARE "B"				162			
R016300	301002.07 - WHEELER SQUARE "B"				84			
R016301	301002.07 - WHEELER SQUARE "B"				71			

R016304	301002.07 - WHEELER SQUARE "B"				2025			
		1/8/2020	U/I	\$9,434,000	9549	n-a	\$988	
R015986	301002.07 - WHEELER SQUARE "B"				343			
R015987	301002.07 - WHEELER SQUARE "B"				285			
R015988	301002.07 - WHEELER SQUARE "B"				66			
R016303	301002.07 - WHEELER SQUARE "B"				808			
R016306	301002.07 - WHEELER SQUARE "B"				2938			Under contract Sept 2019
		8/30/2020	Q/I	6,586,000	4440	n-a	\$1,483	
	<b>total for building</b>			<b>\$16,020,000</b>	<b>\$13,989</b>	<b>n-a</b>	<b>\$1,145</b>	<b>Two separates sales for whole bldg</b>
R016422	301002.08 - KATIE REED "B"				1309			
R016423	301002.08 - KATIE REED "B"				1307			
R016424	301002.08 - KATIE REED "B"				3352			
R016425	301002.08 - KATIE REED "B"				384			
R016426	301002.08 - KATIE REED "B"				879			
R016427	301002.08 - KATIE REED "B"				916			
R016428	301002.08 - KATIE REED "B"				1086			
R016429	301002.08 - KATIE REED "B"				1086			
R016430	301002.08 - KATIE REED "B"				1046			
R016431	301002.08 - KATIE REED "B"				874			
R016434	301002.08 - KATIE REED "B"				240			
R016435	301002.08 - KATIE REED "B"				1022			
R016436	301002.08 - KATIE REED "B"				1113			
R016437	301002.08 - KATIE REED "B"				957			
R016438	301002.08 - KATIE REED "B"				560			
		1/4/2019	Q/I	\$13,200,300	16131	n-a	\$818	Multi unit sale, included affordable housing
R019520	301002.11 - CONNER CABIN CONDO "B"	10/4/2019	Q/V	\$3,893,700	1410	n-a	\$2,761	stand alone victorian office condo
R008198	301003.08 - PARK CENTRAL "C"	10/15/2018	Q/V	\$578,500	598	n-a	\$967	unit 303
R016667	301003.08 - PARK CENTRAL "C"- 103C				110			
R016666	301003.08 - PARK CENTRAL "C"-103d				125			
		12/9/2019	Q/I	\$222,500	235	n-a	\$947	
R014350	301003.11 - POWDERHOUSE "C"-unit 2	7/24/2019	Q/V	\$167,300	247	n-a	\$677	
R014358	301003.11 - POWDERHOUSE "C"- unit 10				302			
R014359	301003.11 - POWDERHOUSE "C"- unit 11				577			
R014360	301003.11 - POWDERHOUSE "C"-unit 12				258			
R014377	301003.11 - POWDERHOUSE "C"-unit 30				164			
		6/3/2020	Q/I	\$1,068,000	1301	n-a	\$821	Powderhouse Office condos, multi unit sale
R021669	301003.15 - Crandall Building Condo- unit 104	1/4/2019	Q/V	\$382,700	593		\$645	
R021673	301003.15 - Crandall Building Condo- unit 202	2/14/2020	Q/V	\$311,100	391		\$796	

R022081	301003.19 - ASPEN BLOCK 99 CONDOS-COMM	1/23/2020	Q/V	\$1,602,000	463		\$3,460	two separate bldgs but part
R022082	301003.19 - ASPEN BLOCK 99 CONDOS-COMM	1/23/2020	Q/V	\$4,094,000	1902		\$2,152	of same overall transaction
				\$5,696,000	2365	n-a	\$2,408	
R000319	301004 - COA COMMERCIAL "D"	3/13/2019	Q/V	\$4,895,000	2464	9000	\$1,987	main st bakery
R000931	301004 - COA COMMERCIAL "D"	9/12/2019	Q/V	\$1,700,000	644	3000	\$2,640	next to monarch bldg
R021832	301004.08 - 625 Main Street Condo Commercial	8/19/2019	Q/V	\$1,780,000	2069	n-a	\$860	bsmt unit 001
R019177	301005 - COA COMMERCIAL "E"	10/12/2018	Q/V	\$2,848,000	3947	4500	\$722	victorian at 320 w main
R001203	301005 - COA COMMERCIAL "E"				1660	5670		
R001203	301005 - COA COMMERCIAL "E"				992	3330		mixed use, to be converted to affordable
		3/15/2019	Q/I	\$3,200,000	2652		\$1,207	housing- stand alone bldg
R009688	301005.01 - 617 W MAIN "E"	2/21/2020	Q/V	\$191,400	398	n-a	\$481	617 main street professional bldg, unit A
R013442	301005.03 - SMB COMM CONDOS "E"	4/2/2019	Q/V	\$204,700	417	n-a	\$491	SMB commercial condos, unit 4
R018892	301005.08 - 715 W MAIN- unit 301				267			
R018893	301005.08 - 715 W MAIN- unit 302				247			
R018895	301005.08 - 715 W MAIN- unit 304				213			
R018902	301005.08 - 715 W MAIN- unit F-parking				0			
		10/8/2018	Q/I	\$422,800	727	n-a	\$582	715 W Main, multi unit sale
R019571	301005.09 - ASPEN MAIN OFFICE				0			
R019531	301005.09 - ASPEN MAIN OFFICE				108			
R019533	301005.09 - ASPEN MAIN OFFICE				69			
R019541	301005.09 - ASPEN MAIN OFFICE				150			
R019542	301005.09 - ASPEN MAIN OFFICE				167			
R019543	301005.09 - ASPEN MAIN OFFICE				110			
R019544	301005.09 - ASPEN MAIN OFFICE				153			
R019545	301005.09 - ASPEN MAIN OFFICE				156			
R019546	301005.09 - ASPEN MAIN OFFICE				154			
R019547	301005.09 - ASPEN MAIN OFFICE				151			
		7/29/2019	Q/I	\$921,200	1218	n-a	\$756	Aspen Main Office, multi unit sale
R022335	301005.12 - 100 E Main Condos	10/24/2018	Q/V	\$743,200	756	n-a	\$983	100 E Main, Unit 2
R010833	301007.01 - ANDDREW MCFARLIN "G"- Unit B-8				470			
R010835	301007.01 - ANDDREW MCFARLIN "G"- Unit B-10				476			
		7/17/2020	Q/I	\$743,200	946	n-a	\$786	multi unit sale, under contract 5/2020
R020112	301007.02 - OBERMEYER PLACE- unt 118 garage comm.	12/19/2019	Q/V	\$422,800	476	n-a	\$888	
R022695	301007.02 - OBERMEYER PLACE-unt 117a garage comm	8/4/2020	Q/V	547,600	721	n-a	\$760	U.C. 5/2020

R013734	303002 - ASPEN AIRPORT BUSINESS CENTER				4260	n-a			imps only for gas station/convenience store and adjacent carwash building
R013741	303002 - ASPEN AIRPORT BUSINESS CENTER				6534	n-a			
		9/5/2018	Q/I	\$3,350,000	10794		\$310		
R004080	303002 - ASPEN AIRPORT BUSINESS CENTER	6/14/2019	Q/V	\$3,588,000	6943	16620	\$517		front row lot, 95% sale ratio
R004063	303002 - ASPEN AIRPORT BUSINESS CENTER	9/27/2019	Q/V	\$1,518,000	3548	12710	\$428		back row- shop/whse- 74% sale ratio
R009313	303002 - ASPEN AIRPORT BUSINESS CENTER	11/21/2019	Q/V	\$1,840,000	5760	8976	\$319		back row- shop/office- 86% sale ratio
R020520	303002 - ASPEN AIRPORT BUSINESS CENTER	12/9/2019	Q/V	\$2,240,000	4176	12991	\$536		back row - shop/office- 71% sale ratio
R012686	303002 - ASPEN AIRPORT BUSINESS CENTER				25436				aspens mini storage-purchased by City for redevelopment- currently mixed use
R012686	303002 - ASPEN AIRPORT BUSINESS CENTER	2/4/2020	Q/I		582				
		2/4/2020	Q/I	\$9,958,500	26018	2.976	\$383		
R009270	303017 - AABC ROWHOUSE				512	272			
R009270	303017 - AABC ROWHOUSE				752	391			
		10/9/2018	Q/V	\$707,500	1264	663	\$560		mixed use thome
R022201	303280 - SAGEBRUSH, COMMERCIAL / AABC	4/8/2019	Q/V	\$815,100	1452	n-a	\$561		office condo
R013724	307010 - E VILL AND SNOWMASS CLUB-lot 1 of parcel 4				61824	16.31			
R013757	307010 - E VILL AND SNOWMASS CLUB- lot 10				10507	187.78			
R020254	307010 - E VILL AND SNOWMASS CLUB- lot 1, parcel 10				1800	0.4			
R021085	307010 - E VILL AND SNOWMASS CLUB- club commons, lot 2				13740	1.348			Bulk sale of Snowmass Club Golf course and athletic club, included Sanctuary unit 100
R021087	307010 - E VILL AND SNOWMASS CLUB- club commons, lot 4					0.113			
		11/29/2018	Q/I	\$17,550,000		205.951	n-a		overall sale was arms length
R002865	307101 - SNOWMASS LODGE				10810	35675			Sale included both the Snowmass Inn and the Mountain Chalet
R002865	307101 - SNOWMASS LODGE				8475				
R002868	307101 - SNOWMASS LODGE				46129	56885			
		4/17/2020	Q/I	\$14,000,000	65414	92560	n-a		103 total rms = \$135,922/rm sale price
R021798	307697 - SNOWMASS OFFICE CONDO	5/15/2019	U/I	\$370,000	796				Purchased by existing tenants, not listed
R021799	307697 - SNOWMASS OFFICE CONDO				626				two units combined use as shop/garage space vs. rest of building which is all office space
		5/15/2019	U/I	\$370,000	1422	n-a	\$260		
R014217	308003 - BASALT BYPASS	9/14/2018	Q/V	\$1,025,000	4940	13741	\$207		mixed use bldg- formerly Basalt Thrift store
R013761	308003 - BASALT BYPASS- next to Basalt Realty	8/31/2020	Q/V	1,100,000	5470	12523	\$201		Under contract May 4, 2020
R016389	308003 - BASALT BYPASS				2334				
R016389	308003 - BASALT BYPASS				1012				mixed use res/office bldg purchased by Pitkin County
		12/28/2018	Q/I	\$798,500	3346	13741	\$239		
R016391	308003 - BASALT BYPASS				1279				
R016391	308003 - BASALT BYPASS				1928				mixed use-office/residential
		7/15/2020	Q/I	667,500	3207	7387	\$208		under contract 6/22/20

R017208	308021 - BASALT TO OLD SNOWMASS				6230	1.49		snowmass conoco-convenience store
R017208	308021 - BASALT TO OLD SNOWMASS				796	0.17		mixed use
		12/9/2019	Q/V	\$3,200,000	7026	1.66	\$455	
R013755	308021 - BASALT TO OLD SNOWMASS	1/2/2020	Q/V	\$1,805,000	11250	1.54	\$160	Basalt Electric bldg
R016595	308277 - ROARING RIVER LODGES, COMMER.	4/29/2020	Q/V	\$275,000	719	n-a	\$382	Unit 50
R016588	308277 - ROARING RIVER LODGES, COMMER.	7/1/2020	Q/V	250,000	686	n-a	\$364	#43; under contract prior to 6/30
R015632	308488 - RIVER VIEW PLAZA- unit 202	11/27/2018	Q/V	\$194,950	1025	n-a	\$190	
R015631	308488 - RIVER VIEW PLAZA- unit 200	6/7/2019	Q/V	\$70,000	320	n-a	\$219	
R015627	308488 - RIVER VIEW PLAZA- unit 124	9/23/2019	Q/V	\$90,000	470	n-a	\$191	
R015626	308488 - RIVER VIEW PLAZA, #122	8/10/2020	Q/V	94,500	445	n-a	\$212	under contract June 16, 2020
R020563	312002 - WOODY CREEK CENTER CONDO	3/19/2020	Q/V	\$800,000	3036	4453	\$264	
R008377	301003.01 - Durant mall pkg	7/6/2018	Q/V	\$157,000	no adj	n-a	n-a	parking unit- P-12
R008168	301003.08 - PARK CENTRAL "C"	9/26/2018	Q/V	\$190,000	no adj	n-a	n-a	parking unit- PCU12
R008178	301003.08 - PARK CENTRAL "C"	2/15/2019	Q/V	\$170,000	no adj	n-a	n-a	parking unit- PCU22
R020873	301007.02 - OBERMEYER PLACE- unit 002A							
R020874	301007.02 - OBERMEYER PLACE- unit 002B							
R020875	301007.02 - OBERMEYER PLACE- unit 002C							
		8/27/2019	Q/I	\$450,000		n-a	n-a parking	bulk sale, 3 parking condos