

BASALT – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED		MARKET ADJ		VALIDITY
						AREA	SALE DATE	SALE PRICE	SALE PRICE	
R007076	M/B BASALT Tract: 55 Township: 8 Range: 86 A	108021	50 DISTILLERS WY	8.001	2 - FAIR	4,373	5/28/2021	1,890,000	3,147,039	Qualified/Invalid
R007289	M/B EMMA Tract: 63 Section: 14 Township: 8 Ra	108031	2250 EMMA RD	10	2 - FAIR	3,448	3/5/2021	1,700,000	3,061,530	Qualified/Invalid
R013884	HAPPY DAY RANCH SUBDIVISION Tract: 64 Town	108031	2956 EMMA RD	36.54	3 - AVERAGE	3,080	5/11/2022	4,400,000	4,576,000	Qualified/Invalid
R014120	M/B EMMA Tract: 60 Section: 12 Township: 8 Ra	108031	1631 EMMA SPUR RD	1.9	5 - V GOOD	3,994	9/24/2021	3,500,000	4,981,550	Qualified/Invalid
R012712	ELK RUN PUD Block: 3 Lot: 305	108051	305 RED TAIL DR	6902	3 - AVERAGE	2,806	4/8/2021	929,000	1,607,883	Qualified/Valid
R012717	ELK RUN PUD Block: 4 Lot: 401	108051	401 ELK CIR	7497	3 - AVERAGE	2,671	4/4/2022	1,505,000	1,627,808	Qualified/Valid
R013249	ELK RUN PUD Block: 10 Lot: 1002	108051	1002 LAUREN LN	9134	3 - AVERAGE	3,513	9/24/2021	1,360,000	1,935,688	Qualified/Valid
R013254	ELK RUN PUD Block: 10 Lot: 1007	108051	1007 LAUREN LN	7162	3 - AVERAGE	1,788	1/21/2021	900,000	1,753,110	Qualified/Valid
R014287	ELK RUN PUD Block: 9 Lot: 12	108051	905 LUPINE CIR	7325	4 - GOOD	3,831	4/30/2021	1,165,000	2,016,564	Qualified/Valid
R014312	HOME FIRES Lot: 15	108051	720 HEARTHSTONE DR	7857	3 - AVERAGE	3,117	1/19/2021	1,050,000	2,043,736	Qualified/Valid
R016404	SOUTHSIDE PUD PHASE I Block: 4 Lot: 8	108052	379 MEADOWVIEW LN	7100	4 - GOOD	2,792	8/18/2021	1,600,000	2,368,023	Qualified/Valid
R016418	SOUTHSIDE PUD PHASE I Block: 6 Lot: 6	108052	324 SUMMERSSET LN	7350	4 - GOOD	2,522	5/28/2021	1,295,000	2,156,304	Qualified/Valid
R016900	SOUTHSIDE PUD PHASE III Lot: 8 AKA TOWNHOM	108053	263 SOUTHSIDE DR	1089	3 - AVERAGE	1,593	5/25/2022	915,000	951,600	Qualified/Valid
R016905	SOUTHSIDE PUD PHASE III Lot: 13 AKA TOWNHO	108053	281 SOUTHSIDE DR	759	3 - AVERAGE	1,433	8/19/2021	741,000	1,096,828	Qualified/Valid
R017051	BRANDING WAY DUPLEX Lot: 8A	108054	352 BRANDING WY #A	0.1	3 - AVERAGE	1,932	8/12/2021	750,000	1,109,927	Qualified/Valid
R019404	ALLISON LANE DUPLEX Lot: 7A	108054	316 ALLISON LN #A	4662	4 - GOOD	1,756	6/30/2021	1,050,000	1,679,449	Qualified/Valid
R013693	ARBOR PARK TOWNHOMES Unit: 1-B	108055	2003 ARBOR PARK DR #1	0.022	3 - AVERAGE	1,460	5/27/2022	795,000	826,800	Qualified/Valid
R013811	ARBOR PARK TOWNHOMES Unit: B DESC: BLDG.	108055	2023 ARBOR PARK DR #4	0.028	3 - AVERAGE	1,702	6/4/2021	825,000	1,320,825	Qualified/Valid
R013815	ARBOR PARK TOWNHOMES Unit: C DESC: BLDG.	108055	2022 ARBOR PARK DR #5	0.028	4 - GOOD	1,702	8/12/2021	792,500	1,173,058	Qualified/Valid
R013824	ARBOR PARK TOWNHOMES Unit: A DESC: BLDG	108055	1520 MOCKINGBIRD LN #	0.024	3 - AVERAGE	1,702	11/8/2021	795,000	1,046,008	Qualified/Valid
R013827	ARBOR PARK TOWNHOMES Unit: A DESC: BLDG	108055	2014 ARBOR PARK DR #1	0.025	3 - AVERAGE	1,702	6/7/2021	760,000	1,214,358	Qualified/Valid
R013828	ARBOR PARK TOWNHOMES Unit: B DESC: BLDG.	108055	2016 ARBOR PARK DR #1	0.026	3 - AVERAGE	1,702	7/6/2021	782,500	1,204,658	Qualified/Valid
R012534	COLUMBINES AT ELK RUN Unit: 104 DESC: FILING	108056	104 DEVON CT	0.021	3 - AVERAGE	1,992	6/10/2021	676,000	1,082,276	Qualified/Invalid
R012537	COLUMBINES AT ELK RUN Unit: 203 DESC: FILING	108056	203 DEVON CT	0.021	3 - AVERAGE	1,992	9/16/2021	775,000	1,103,057	Qualified/Valid
R012548	COLUMBINES AT ELK RUN Unit: 602 DESC: FILING	108056	602 WREN CT	0.021	3 - AVERAGE	1,992	2/8/2022	989,000	1,157,031	Qualified/Valid
R012946	COLUMBINES AT ELK RUN Unit: 202 DESC: FILING	108056	252 WREN CT	0.021	3 - AVERAGE	1,992	5/5/2022	910,000	945,880	Qualified/Valid
R012947	COLUMBINES AT ELK RUN Unit: 203 DESC: FILING	108056	253 WREN CT	0.021	3 - AVERAGE	1,992	6/4/2021	850,000	1,360,850	Qualified/Valid
R012955	COLUMBINES AT ELK RUN Unit: 403 DESC: FILING	108056	453 WREN CT	0.021	3 - AVERAGE	1,992	11/15/2021	930,000	1,223,523	Qualified/Valid
R013241	COLUMBINES AT ELK RUN Unit: 1102 DESC: FILIN	108056	1102 DEVON CT	0.021	3 - AVERAGE	1,992	4/15/2022	736,000	796,057	Qualified/Valid
R006927	SAMUELSON Lot: 11 Tract: 64 Section: 21 Towns	108061	70 RIVER BEND RD	0.56	5 - V GOOD	5,057	8/2/2021	4,012,500	5,939,302	Qualified/Valid
R007200	SAMUELSON Lot: 12 Tract: 64 Section: 21 Towns	108061	80 RIVER BEND RD	0.57	5 - V GOOD	5,050	2/16/2022	6,375,000	7,458,112	Qualified/Invalid
R007283	HOLLAND HILLS AT BASALT Lot: 55	108061	227 HOLLAND HILLS RD	0.41	3 - AVERAGE	1,788	8/20/2021	950,000	1,406,190	Qualified/Valid
R007285	HOLLAND HILLS AT BASALT Lot: 54	108061	29 CROSSLAND DR	0.41	3 - AVERAGE	2,280	9/1/2021	879,664	1,251,741	Qualified/Valid
R007105	DOUBLE K RANCHES SUBDIVISION Lot: 5	108081	210 HORSESHOE DR	2.27	4 - GOOD	4,054	7/2/2021	2,275,000	3,502,362	Qualified/Valid
R006905	Section: 24 Township: 8 Range: 87 A TRACT OF L	108091	2500 E SOPRIS CREEK RD	35.78	3 - AVERAGE	5,982	9/8/2021	3,115,000	4,433,579	Qualified/Valid

R007047	Section: 27 Township: 8 Range: 87 TRACT OF LA	108091	2332 W SOPRIS CREEK RD	5	5 - V GOOD	4,704	3/29/2021	2,595,000	4,671,534	Qualified/Valid
R007213	Section: 25 Township: 8 Range: 87 A PARCEL OF	108091	2221 E DRY CREEK RD	36	3 - AVERAGE	1,722	10/5/2021	1,190,000	1,628,634	Qualified/Valid
R007231	WEST SOPRIS RANCH Lot: 13 Section: 15 Townsh	108091	2000 STONE RD	35.4	4 - GOOD	3,369	2/23/2021	1,925,000	3,602,715	Qualified/Valid
R020278	CROWN MOUNTAIN RANCH PARCEL 3	108091	111 W SOPRIS CREEK RD	8.031	5 - V GOOD	4,992	4/29/2021	4,225,000	7,316,432	Qualified/Invalid
R006975	Tract: 73 Section: 13 Township: 8 Range: 87 PAR	108092	40 W SOPRIS CREEK RD	2.9	3 - AVERAGE	2,652	10/13/2021	900,000	1,231,740	Qualified/Valid
R007086	Tract: 73 Section: 24 Township: 8 Range: 87 PAR	108092	101 VAGNEUR LN	3.1	3 - AVERAGE	6,088	1/11/2021	1,660,000	3,231,566	Qualified/Valid
R013038	NYSTROM TRACTS Tract: 72 Section: 23 Townshi	108092	630 W SOPRIS CREEK RD	4.13	4 - GOOD	4,058	3/18/2021	3,295,000	5,933,515	Qualified/Valid
R006997	SOPRIS MOUNTAIN RANCH Lot: 36 Section: 34 T	108095	1601 SOPRIS MTN RANC	35	5 - V GOOD	5,047	12/29/2021	5,150,000	6,516,295	Qualified/Valid
R009069	CHRISTELL/BRIGGERMAN LOT LINE ADJ Lot: 54 T	108095	3501 W SOPRIS CREEK RI	60.31	6 - EXCELLENT	3,502	8/6/2021	3,950,000	5,839,389	Qualified/Invalid
R016505	ROARING FORK CLUB PUD Block: 1 Lot: 16 CABIN	108624	14 ARBANEY RANCH RD	0.199	4 - GOOD	2,380	8/23/2021	5,300,000	7,845,060	Qualified/Valid
R016536	ROARING FORK CLUB PUD Block: 2 Lot: 26 CABIN	108624	43 ALTAMIRA RANCH RD	0.199	4 - GOOD	2,423	8/27/2021	4,600,000	6,808,920	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.*