

**OLD SNOWMASS / CAPITOL CREEK AREAS – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024**

*Appraisal date: June 30, 2022*

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED AREA	SALE DATE	SALE PRICE	MARKET ADJ SALE PRICE	VALIDITY
R011991	HIDDEN MEADOWS Lot: 5	109010	307 WHISPERWIND WY	6.48	5 - V GOOD	5,006	11/15/2021	4,250,000	5,592,575	Qualified/Valid
R017048	TWIN CREEKS RANCH Lot: 1 AKA PARCEL 1	109010	1900 SNOWMASS CREEK	24.34	6 - EXCELLENT	5,874	11/4/2021	16,350,000	21,514,965	Qualified/Invalid
R006396	Tract: 82 Section: 34 Township: 8 Range: 86 A T	109011	1472 SNOWMASS CREEK	0.28	2 - FAIR	880	9/15/2021	695,000	989,193	Qualified/Valid
R006608	FOX Lot: 1	109011	354 SNOWMASS CREEK	58.533	2 - FAIR	1,126	4/22/2021	850,000	1,471,945	Qualified/Invalid
R006693	Tract: 82 Section: 34 Township: 8 Range: 86 A T	109011	1460 SNOWMASS CREEK	1.03	3 - AVERAGE	1,986	5/11/2022	2,800,000	2,912,000	Qualified/Valid
R006766	M/B SNOWMASS CREEK Tract: 73 & 74 Section: 1	109011	70 COTTAGE WY	5.26	3 - AVERAGE	3,515	11/1/2021	7,200,000	9,474,480	Qualified/Invalid
R008616	CAPITOL AND ELK CREEK Lot: 1	109011	7039 E SOPRIS CREEK RD	44.06	4 - GOOD	6,010	1/8/2021	6,700,000	13,049,956	Qualified/Invalid
R010070	SKY RIVER SUBDIVISION Lot: 1	109011	53 GATEWAY RD	16.41	4 - GOOD	4,451	4/21/2021	3,500,000	5,887,780	Qualified/Valid
R017049	TWIN CREEKS RANCH Lot: 2 AKA PARCEL 2	109011	1470 SNOWMASS CREEK	1.053	3 - AVERAGE	2,660	1/26/2022	1,800,000	2,190,060	Qualified/Valid
R021460	BROTHERS SUB Lot: 1	109011	876 SNOWMASS CREEK	18.48	3 - AVERAGE	4,644	8/2/2021	3,141,000	4,649,308	Qualified/Valid
R006461	GATEWAY OF SNOWMASS MESA Block: 1 Lot: 6	109021	189 LIGHT HILL RD	1.01	4 - GOOD	2,869	5/12/2021	1,700,000	2,830,670	Qualified/Valid
R006490	GATEWAY OF SNOWMASS MESA Block: 4 Lot: 4	109021	322 LIGHT HILL RD	1.02	3 - AVERAGE	1,950	1/19/2022	1,250,000	1,520,875	Qualified/Valid
R006542	GATEWAY OF SNOWMASS MESA Block: 4 Lot: 8	109021	436 LIGHT HILL RD	0.91	3 - AVERAGE	2,819	7/1/2021	1,625,000	2,501,687	Qualified/Valid
R006558	GATEWAY OF SNOWMASS MESA Block: 4 Lot: 13	109021	1311 GATEWAY RD	1.58	4 - GOOD	3,334	4/11/2022	2,450,000	2,649,379	Qualified/Valid
R006676	GATEWAY OF SNOWMASS MESA Block: 4 Lot: 6	109021	19 MULE DEER RUN	0.95	3 - AVERAGE	2,795	11/16/2021	1,530,000	2,013,327	Qualified/Valid
R006704	GATEWAY OF SNOWMASS MESA Block: 1 Lot: 5	109021	37 PICKET PIN LN	1.06	3 - AVERAGE	1,811	11/4/2021	792,000	1,042,192	Qualified/Valid
R006709	GATEWAY OF SNOWMASS MESA Block: 2 Lot: 15	109021	1608 GATEWAY RD	1.63	4 - GOOD	3,352	1/4/2021	1,775,000	3,457,522	Qualified/Valid
R006720	GATEWAY OF SNOWMASS MESA Block: 3 Lot: 3	109021	1591 GATEWAY RD	1.1	3 - AVERAGE	2,243	4/29/2022	1,495,000	1,616,992	Qualified/Valid
R006331	LITTLE ELK CREEK VILLAGE Block: 3 Lot: 1 FILING	109031	12 ALEXANDER AVE	1.01	4 - GOOD	1,592	3/2/2022	2,300,000	2,586,004	Qualified/Valid
R006360	LITTLE ELK CREEK VILLAGE Block: 1 Lot: 34 FILING	109031	35 KATYDID LN	1.05	3 - AVERAGE	1,786	2/25/2021	780,000	1,460,003	Qualified/Valid
R006424	LITTLE ELK CREEK VILLAGE Block: 1 Lot: 24 FILING	109031	154 LITTLE ELK CREEK AV	1.02	3 - AVERAGE	2,546	4/27/2021	1,275,000	2,207,917	Qualified/Valid
R006581	LITTLE ELK CREEK VILLAGE Block: 3 Lot: 14 FILING	109031	151 ALEXANDER AVE	1.36	5 - V GOOD	3,739	8/3/2021	4,525,000	6,697,905	Qualified/Valid
R006616	LITTLE ELK CREEK VILLAGE Block: 1 Lot: 1 FILING	109031	262 HAYSTACK LN	1.04	5 - V GOOD	4,776	1/11/2021	3,250,000	6,330,675	Qualified/Invalid
R006794	LITTLE ELK CREEK VILLAGE Block: 3 Lot: 2 FILING	109031	50 ALEXANDER AVE	2	4 - GOOD	2,295	6/30/2021	1,725,000	2,761,725	Qualified/Valid
R011761	M/B SNOWMASS CREEK Section: 2 & 11 Townsh	109041	3333 SNOWMASS CREEK	69	5 - V GOOD	5,553	6/24/2022	12,510,000	12,505,000	Qualified/Invalid
R006533	Section: 25 Township: 9 Range: 87 A TRACT OF L	109051	7195 CAPITOL CREEK RD	1	1 - POOR	576	1/8/2022	625,000	760,437	Qualified/Invalid
R009731	Section: 23 Township: 9 Range: 87 NW4SW4 & S	109051	6889 CAPITOL CREEK RD	100	5 - V GOOD	5,646	2/11/2022	3,300,000	3,860,670	Qualified/Valid
R012568	LAZY O RANCH PUD Lot: 5	109061	900 LAZY O RD	5.749	5 - V GOOD	2,873	6/23/2022	5,425,000	5,424,500	Qualified/Valid
R006337	SHIELD-O-MESA Section: 15 Township: 9 Range:	109091	343 MONASTERY CUTOFF	48.73	5 - V GOOD	5,381	12/13/2021	3,250,000	4,099,572	Qualified/Valid
R006555	SHIELD-O-TERRACES Lot: 7-A	109091	50 OLD POND WY	2.29	5 - V GOOD	5,030	10/7/2021	3,900,000	5,337,540	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.*