



Assessor

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## SALES DATA USED FOR TAX YEAR 2015 AND 2016 VACANT LAND VALUATIONS

By Colorado statute, all taxable real and personal property in Colorado must be valued at “actual” value. “Actual Value” is deemed synonymous with “fair market value.”

Contained herein are the vacant land sales that were analyzed and utilized to establish vacant land actual values for tax years 2015 and 2016. By Colorado law, sales data used must come from sales that occurred during the minimum 18-month data-gathering period ending **June 30, 2014**. If more data is needed, the Assessor may go back up to five years in six month increments. ***The Assessor can not consider sales that occurred after June 30, 2014 for purposes of Tax Year 2015 and 2016 property valuations.*** (§39-1- 104(10.2), C.R.S.)

Property sales used for valuation purposes must be “valid” sales—that is, sales that meet the following criteria:

Buyer and seller are typically motivated.

Both parties are well informed or well advised, and each acting in what they consider their own best interest.

A reasonable time is allowed for exposure in the open market.

Payment is made in cash or its equivalent.

Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in the locale.

The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The Assessor’s office conducts a sales confirmation process to determine that sales used for analysis meet the above criteria. Sales prices are derived from recorded property transfer documents. By law, all information presented herein is deemed to be public record in Colorado.

## **OURAY COUNTY ECONOMIC AREAS 2015**

The economic areas of Ouray County have been defined to more accurately reflect the current use and real estate trends. Geographic locations and travel distances have determined that these economic areas follow fire district boundaries. The economic areas are defined as follows:

### **Economic Area 1 - Ouray**

This area includes the City of Ouray and the immediate outlying properties to a point roughly mid-canyon between Ouray and Ridgway. The entire area is contained in a box canyon with access from the north and south via Highway 550 and is serviced by the Ouray Fire Protection District. Residential properties are the dominant use in this area with a commercial area found primarily along and west of Main Street. In-town housing consists of turn of the century homes that have, for the most part, been remodeled and maintained to reflect modern conveniences, additionally there are many townhomes and condos that are used for seasonal residents and/or rental income. The outlying housing is for the most part newer construction. This area encompasses taxing districts 101 and 106.

### **Economic Area 2 - Ridgway**

This is currently the largest populated economic area in Ouray County and is serviced by the Ridgway Fire Protection District. This area has seen significant growth, both in population and new construction in recent years. The new construction is generally of high quality and custom architecture. Lots more often than not tend to be larger in size and boast unparalleled views of the San Juan Mountain range. The Town of Ridgway has a small but growing commercial area, and is comprised of new subdivisions surrounded by farm and ranch land. Much of the growth is attributed to proximity to the intersection of Highway 62 and Highway 550, retirement living, and housing for professionals working in the Telluride area. This area encompasses the smaller taxing districts 103, 104, 201, 206, 207, 209, 301, and 306.

### **Economic Area 3 - Montrose**

This area is located at the north end of Ouray County at the southern end of the Uncompahgre Plateau and is serviced by the Montrose Rural Fire Protection District. Often referred to as "Lower Loghill", this area is generally comprised of smaller acreages with a wide mix of residential architectural styles. The land is primarily pinion juniper forest and sage with some small patches of hay ground. The unincorporated "town" of Colona sits along Highway 550. Access off Highway 550 is via unpaved County Road 1 and County Road 22 and encompasses taxing districts 211 and 304.

**Economic Area 4 - Outlying**

This area covers most of the remote sections of the County. The properties are predominantly larger acreages, ranches, and public lands and are found in mountainous terrain. Access to these areas is via dirt roads and these properties are often located "off the grid". Fire protection is virtually non-existent and primarily provided by BLM or Forest Service personnel. This area encompasses taxing districts 102, 105, 202, 203, 302 and 303.

**Economic Area 5 - Cornerstone**

This area is the private elite Cornerstone development serviced by the Cornerstone Metropolitan District No. 1. The area is comprised of second and third exclusive homes surrounding private golf and recreation facilities. The only current public access is via Government Springs Road. This large remote subdivision is located in the northwest portion of the county, is primarily bordered by public lands and large ranches, and crosses into Montrose County to the west. This is a one-of-a-kind development in Ouray County and encompasses taxing district 212.

**Economic Area 6 – Loghill**

This area extends from the northern border of the county and includes the more densely developed southern portion of Loghill Mesa. It encompasses many 40 acre parcels and includes the large subdivisions of Loghill Village, with lots ranging from approximately 1 acre to 10+ acres. A few large acre ag parcels can also be found within this econ area. Serviced by the Loghill Mesa Fire Protection District, access to this area is via 4 miles of paved County Road 1 off of Highway 62 to the south or via the unpaved portion of County Road 1 originating from Highway 550 to the north. The taxing districts in this area are 204, 205, 208, 210, 213, and 305.

**Economic Area 7 – Fairway Pines**

This area consists of only the Fairway Pines Estates PUD and The Estates at Divide Ranch subdivisions, a semi-private golf course community, and is adjacent to Econ Area 6. Access to this area is via 4 miles of paved County Road 1 off of Highway 62 to the south or via the unpaved portion of County Road 1 originating from Highway 550 to the north; it is serviced by the Loghill Mesa Fire Protection District and some of the parcels are within the Fairway Pines Sanitation District. This area is within the taxing districts of 204, 210, and 213.

Account #	Econ Area	Legal	Situs Address	Acres	Sale Price	Sale Date
R000285	1	Subd: CAMPBELL Lot: 2 S: 6 T: 43 R: 7	13 MINERAL FARMS LN	1.33	180,000	9/12/2013
R005542	1	Subd: CANYON FALLS Lot: 12 S: 31 T: 44 R: 7	735 2ND ST	0.08	100,000	10/10/2012
R000836	1	Subd: CITY OF OURAY Lot: 11 Block: 33 Subd: CITY OF OURAY Lot: 12 Block: 33 S: 31 T: 44 R: 7	TBD 5TH ST	0.16	162,500	9/30/2013
R000639	1	Subd: CITY OF OURAY PARCELS 84 & 85 S: 31 T: 44 R: 7	TBD HILLCREST CT	0.71	360,000	8/12/2013
R000785	1	Subd: CRYSTAL FOUNT, REPLAT OF Lot: 2 S: 31 T: 44 R: 7	5TH AVE	0.04	65,000	4/30/2014
R001029	1	Subd: ELKHORN ESTATES Lot: 10 S: 30 T: 44 R: 7	140 FEDEL CT	0.17	58,000	7/30/2013
R000885	1	Subd: MUNN PARK Lot: 1 S: 31 T: 44 R: 7	106 6TH AVE	0.22	175,000	4/4/2013
R000975	1	Subd: OURAY VISTA Lot: 6 S: 30 T: 44 R: 7	117 HAYDEN VIEW CIR	0.35	150,000	8/16/2012
R001761	1	Subd: WHISPERING PINES Lot: 25 S: 24 T: 44 R: 8	56 WHISPERING PINES DR	0.50	74,000	9/18/2012
R000210	2	S: 12 T: 44 R: 8 TRACT OF LAND IN SW1/4SW1/4	HIGHWAY 550	2.50	55,000	4/17/2013
R000341	2	Subd: COTTONWOOD CREEK Lot: 16 S: 17 T: 45 R: 8	333 S ELIZABETH ST	0.18	40,000	2/26/2013
R003661	2	Subd: EAGLE HILL RANCH FILING 2 Lot: 33 S: 9 T: 45 R: 8	1108 GOLDEN EAGLE TRL	1.04	105,000	12/23/2013
R004863	2	Subd: EAGLE HILL RANCH FILING 3 Lot: 23 S: 9 T: 45 R: 8	9 LEXINGTON LN	1.25	85,000	8/31/2012
R003641	2	Subd: EAGLE HILL RANCH PUD Lot: 4 S: 9 T: 45 R: 8	671 GOLDEN EAGLE TRL	2.97	180,000	12/28/2012
R003643	2	Subd: EAGLE HILL RANCH PUD Lot: 6 S: 9 T: 45 R: 8	573 GOLDEN EAGLE TRL	2.06	132,000	1/7/2013
R001568	2	Subd: ELK MEADOWS 1-5 Lot: 229 FILING #2 S: 5 T: 44 R: 8	TBD ASPEN DR	0.75	34,000	7/31/2012
R001584	2	Subd: ELK MEADOWS 1-5 Lot: 230 FILING #2 S: 5 T: 44 R: 8	2165 ASPEN DR	1.00	56,000	3/14/2013
R001618	2	Subd: ELK MEADOWS MASTER PLAN (NOT PLATTED/RECORDED LOTS) Lot: 24 S: 5 T: 44 R: 8	34 FAWN LN	5.01	110,000	8/28/2013
R000193	2	Subd: HECTOR Lot: A S: 15 T: 45 R: 8	1517 COUNTY ROAD 12	6.12	70,000	10/22/2013
R000194	2	Subd: HECTOR Lot: B S: 15 T: 45 R: 8	1355 COUNTY ROAD 12	5.72	100,000	12/31/2012
R001277	2	Subd: IDLEWILD ESTATES Lot: 46 FILING #3 S: 3 T: 44 R: 8	204 PINE RIDGE DR	1.03	122,500	3/7/2014
R002621	2	Subd: LAZY DOG RANCH SUB Tract: 8 S: 9 T: 45 R: 9	7025 OLD RELAY RD	35.02	250,000	11/5/2013
R005098	2	Subd: LE RANCH AMENDED Lot: 12 S: 17 T: 45 R: 8	418 AMY WAY	0.08	37,500	10/19/2012
R005266	2	Subd: RIVER PARK RIDGWAY BUSINESS PARK FILING 1 Lot: 217 S: 9 T: 45 R: 8	559 MARION OVERLOOK	0.19	79,000	4/2/2013
R005745	2	Subd: RIVER PARK RIDGWAY BUSINESS PARK FILING 1, SECOND LOT-SPLIT OF BLOCK 2 Lot: 4	687 N CORA ST	0.45	185,000	10/9/2012
R005713	2	Subd: RIVER PARK RIDGWAY BUSINESS PARK FILING 2 Lot: 202 S: 9 T: 45 R: 8	RIVER PARK DR	0.23	45,000	6/11/2014
R005216	2	Subd: RIVER VIEW BUSINESS PARK Lot: 11 S: 16 T: 45 R: 8	TBD LIDDELL DR	0.27	185,000	10/24/2013
R006306	2	Subd: RIVERSAGE PUD - FILING NO 1 Lot: 8 S: 9 T: 45 R: 8	TBD RIVERSAGE DR	2.27	220,000	12/30/2013
R002152	2	Subd: SOLAR RANCHES #1 Lot: 37 S: 16 T: 45 R: 8	TBD CHIPETA DR	0.30	60,000	5/12/2014
R002154	2	Subd: SOLAR RANCHES #1 Lot: 39 S: 16 T: 45 R: 8	CHIPETA DR	0.30	60,000	5/31/2013
R002120	2	Subd: SOLAR RANCHES #1 Lot: 5 S: 16 T: 45 R: 8	801 CHIPETA DR	0.28	60,000	3/14/2014
R002128	2	Subd: SOLAR RANCHES #2A Lot: 13 S: 17 T: 45 R: 8	775 CHIPETA DR	0.28	72,000	8/1/2013
R002185	2	Subd: SOLAR RANCHES #2C Lot: 107 S: 16 T: 45 R: 8	SABETA DR	0.25	45,000	8/28/2013

## OURAY COUNTY VACANT LAND SALES

Account #	Econ Area	Legal	Situs Address	Acres	Sale Price	Sale Date
R002234	2	Subd: SOLAR RANCHES #2D Lot: 105 S: 16 T: 45 R: 8	TBD SABETA DR	0.25	60,000	2/5/2014
R005373	2	Subd: TOWN OF RIDGWAY Lot: 10 Block: 13 Subd: TOWN OF RIDGWAY Lot: 11 Block: 13 Subd: TOWN OF RIDGWAY Lot: 12 Block: 13 S: 17 T: 45 R: 8	TBD	0.24	95,000	4/23/2014
R001832	2	Subd: TOWN OF RIDGWAY Lot: 16 Block: 1 RIDGWAY Subd: TOWN OF RIDGWAY Lot: 17 Block: 1 S: 17 T: 45 R: 8	TBD S. ELIZABETH ST	0.16	45,000	12/6/2013
R002108	2	Subd: TOWN OF RIDGWAY Lot: 9 Block: 15 Subd: TOWN OF RIDGWAY Lot: 10 Block: 15 S: 17 T: 45 R: 8	TBD N CHARLOTTE ST	0.19	45,000	3/31/2014
R002285	2	Subd: VISTA TERRACE SUB Lot: 46 S: 16 T: 45 R: 8	TERRACE DR	2.28	71,000	7/17/2013
R003311	2	Subd: WINDFALL SUB Lot: 5 S: 11 T: 45 R: 9	60 CAMINO SAN JUAN	5.11	200,000	6/30/2014
R002386	3	Lot: 3 S: 31 T: 47 R: 9 NW1/4SW1/4	TBD WILDCAT CANYON RD	47.65	96,425	6/25/2013
R006469	4	S: 12 T: 42 R: 8 MINE: OTTAWA - MS 6446 5.86 ACRESRM	521 COUNTY ROAD 31	5.86	60,000	10/15/2013
R002595	4	S: 19 T: 47 R: 9 W1/2NW1/4SE1/4	T&M RD	20.00	28,500	3/5/2013
R002598	4	S: 21 T: 47 R: 9 S1/2NE1/4NW1/4	5140 GOVERNMENT SPRINGS RD	20.00	50,000	11/21/2012
R002344	4	Subd: HORSEFLY PART. 3 & 4 Lot: 36 TRACT #3 S: 26 T: 47 R: 10	TBD BIBLE CAMP RD	35.62	99,900	6/14/2013
R005832	5	Subd: CORNERSTONE PHASE I Lot: 7 Block: 12-B HOMESTEAD 7	13 RED CLOUD CIR	3.08	40,500	7/19/2013
R003192	6	S: 10 T: 46 R: 9 SE1/4SE1/4	TBD SAGUARO LANE	39.66	160,000	7/27/2012
R002947	6	S: 22 T: 46 R: 9 NW1/4NE1/4	WOOD SORREL LN	40.28	229,500	7/19/2012
R002683	6	S: 29 T: 46 R: 8 NW1/4SW1/4	3779 PONDEROSA DR	40.00	250,000	6/28/2013
R006035	6	Subd: FISHER CANYON NORTH Lot: 2 S: 24 T: 46 R: 9	TBD BIG CANYON PT	3.15	83,000	5/29/2014
R005111	6	Subd: FISHER CANYON SOUTH #1 Lot: 10 S: 25 T: 46 R: 9	153 FISHER CANYON DR	3.95	92,500	9/17/2013
R005421	6	Subd: FISHER CANYON SOUTH #2 Lot: 4 S: 25 T: 46 R: 9	TBD CANYON PT	3.35	92,500	8/10/2012
R005684	6	Subd: FISHER CANYON SOUTH #3 Lot: 21 S: 24 T: 46 R: 9	15 FISHER CANYON CT	2.91	85,000	6/4/2014
R002673	6	Subd: FISHER CREEK ESTATES Lot: 6 S: 25 T: 46 R: 9	62 FISHER CREEK DR	3.57	115,000	3/14/2014
R003695	6	Subd: LOGHILL VILLAGE UNIT 1 Lot: 10 Block: D S: 31 T: 46 R: 8	715 CANYON DR	4.98	50,000	1/29/2014
R003989	6	Subd: LOGHILL VILLAGE UNIT 1 Lot: 10 Block: K S: 32 T: 46 R: 8	2209 PONDEROSA DR	2.04	23,000	2/21/2013
R004013	6	Subd: LOGHILL VILLAGE UNIT 1 Lot: 23 Block: H S: 5 T: 45 R: 8	1682 PONDEROSA DR	2.02	20,000	2/20/2013
R003776	6	Subd: LOGHILL VILLAGE UNIT 1 Lot: 4 Block: K S: 32 T: 46 R: 8	109 PINON RD W	4.82	57,000	6/7/2013
R003964	6	Subd: LOGHILL VILLAGE UNIT 2 Lot: 18 S: 31 T: 46 R: 8	81 MEADOW LN	4.99	149,000	10/23/2012
R003882	6	Subd: LOGHILL VILLAGE UNIT 4 Lot: 71 S: 32 T: 46 R: 8	TBD PINON RD E	3.49	70,000	9/27/2013
R005738	6	Subd: LOT 12 PRESERVE THE Unit: D Subd: LOGHILL VILLAGE UNIT 4 Lot: 12 FORMERLY PART OF LOT 12, LOGHILL VILLAGE UNIT 4;	788-D PINE DR	0.78	182,000	4/5/2013
R005758	6	Subd: PINYONS ON LOG HILL PUD Lot: 6 S: 32 T: 46 R: 8	SNOWBERRY LN	4.97	90,000	3/4/2013
R005931	6	Subd: WATERVIEW COVE PUD Lot: 1 S: 28 T: 46 R: 8	601 WATERVIEW CV	5.21	157,500	10/1/2013
R005647	6	Subd: WATERVIEW KNOLLS SUBD FILING NO 2 Lot: 7 S: 29 T: 46 R: 8	TBD WATERVIEW CT	4.34	65,000	5/19/2014
R003103	6	Subd: WATERVIEW SUBD Lot: 4 S: 29 T: 46 R: 8	TBD WATERVIEW LN	2.47	180,000	10/25/2013
R003106	6	Subd: WATERVIEW SUBD Lot: 7 S: 29 T: 46 R: 8	TBD WATERVIEW LN	1.69	70,000	12/11/2013
R003107	6	Subd: WATERVIEW SUBD Lot: 8 S: 29 T: 46 R: 8	TBD WATERVIEW LN	2.05	115,000	8/28/2013

OURAY COUNTY VACANT LAND SALES

Account #	Econ Area	Legal	Situs Address	Acres	Sale Price	Sale Date
R004892	6	Subd: WOODRUFF PARTITION TRACT 2 S: 14 T: 46 R: 9 NE1/4SE1/4 LESS WEST 18 FT	COUNTY ROAD 1	39.70	200,000	3/20/2013
R002889	7	Subd: FAIRWAY PINES ESTATES FILING # 3A Lot: 341 S: 31 T: 46 R: 8	TBD BEAR CUB DR	0.94	12,000	11/5/2013
R002891	7	Subd: FAIRWAY PINES ESTATES FILING # 3A Lot: 343 S: 31 T: 46 R: 8	TBD BEAR CUB DR	0.95	11,500	12/6/2012
R002892	7	Subd: FAIRWAY PINES ESTATES FILING # 3A Lot: 344 S: 31 T: 46 R: 8	TBD BEAR CUB DR	1.00	14,900	12/14/2012
R002796	7	Subd: FAIRWAY PINES ESTATES FILING #2 Lot: 212 S: 31 T: 46 R: 8	1015 MARMOT DR	1.00	12,000	4/17/2013
R002824	7	Subd: FAIRWAY PINES ESTATES FILING #2 Lot: 240 S: 31 T: 46 R: 8	84 GOPHER CT	1.09	60,000	4/17/2013
R002840	7	Subd: FAIRWAY PINES ESTATES FILING #2 Lot: 256 S: 31 T: 46 R: 8	TBD ANTLER PL	0.94	32,000	6/6/2014
R002896	7	Subd: FAIRWAY PINES ESTATES FILING #4A Lot: 420 S: 36 T: 46 R: 9	TBD BADGER TRL S	1.00	18,500	8/20/2013
R002906	7	Subd: FAIRWAY PINES ESTATES FILING #4A Lot: 430 S: 36 T: 46 R: 9	TBD BADGER TRL S	1.04	18,000	12/21/2012
R002979	7	Subd: FAIRWAY PINES ESTATES FILING #5A Lot: 526 S: 31 T: 46 R: 8	1325 MARMOT DR	1.10	28,000	8/3/2012

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