



## Assessor

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### SALES DATA USED FOR TAX YEAR 2023 AND 2024 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 2023 and 2024. By Colorado law, sales data used must come from sales that occurred during the minimum 18-month data-gathering period ending **June 30, 2022**. If more data is needed, the Assessor may go back up to five years in six month increments. An 18-month data collection period from January 1, 2021 to June 30, 2022 was concluded necessary to yield an adequate number of Vacant Land sales. *The Assessor cannot consider sales that occurred prior to July 1, 2017, or after June 30, 2022, for purposes of Tax Year 2023 and 2024 property valuations.* (§39-1- 104(10.2), C.R.S.).

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

- Buyer and seller are typically motivated.
- Both parties are well-informed or well-advised, and they are 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 2023**

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, ranging from mining claims in the Red Mountain area in southern Ouray County to remote parcels in the Uncompahgre National Forest in the northwestern region of the county and the Cimarron Range in northeastern Ouray 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 a mix of luxury level primary residences and second homes surrounding private golf and recreation facilities. The only current public access is via the paved 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 one acre to ten-plus acres. A few large acre agricultural parcels also can be found within this economic area. Serviced by the Loghill Mesa Fire Protection District, access to this area is via four 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 the Fairway Pines Estates PUD and The Estates at Divide Ranch subdivisions, a semi-private golf course community. It is adjacent to Economic Area 6. Access to this area is via four 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.

<b>Account #</b>	<b>Economic Area</b>	<b>Land LVAL Code</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Time Adjusted Sale Price, If Applicable</b>
R000054	1 - Ouray	100111 - OURAY RES <=7100SF	9/8/2021	145000	145,000
R000274	1 - Ouray	323011 - WHISPERING PINES SFR	10/22/2021	90000	90,000
R000632	1 - Ouray	110011 - FEDEL COURT LOT	3/26/2021	105000	105,000
R000789	1 - Ouray	221000 - OURAY CORE COMM <7100SF	2/5/2021	170000	170,000
R000896	1 - Ouray	222000 - OURAY CORE COMM LOT (>=7100SF)	4/6/2021	360000	360,000
R000981	1 - Ouray	113011 - OURAY VISTA RES	2/12/2021	120000	120,000
R000985	1 - Ouray	113011 - OURAY VISTA RES	6/3/2021	145000	145,000
R000989	1 - Ouray	113011 - OURAY VISTA RES	4/6/2022	130000	130,000
R000992	1 - Ouray	222007 - NORTH OURAY COMM ACREAGE	11/9/2021	449000	449,000
R001029	1 - Ouray	110011 - FEDEL COURT LOT	1/7/2021	87000	87,000
R001128	1 - Ouray	122011 - SFR OAK CR LT	8/10/2021	225000	225,000
R001699	1 - Ouray	124011 - NORTH OURAY LOTS	8/17/2021	310000	310,000
R001775	1 - Ouray	323011 - WHISPERING PINES SFR	6/28/2022	265000	265,000
R004918	1 - Ouray	124011 - NORTH OURAY LOTS	5/28/2021	129000	129,000
R005021	1 - Ouray	100011 - OURAY RES 7100-<10K SF	3/28/2022	275000	275,000
R005024	1 - Ouray	100011 - OURAY RES 7100-<10K SF	10/29/2021	210000	210,000
R005781	1 - Ouray	111090 - CHAUTAUQUA LOT	4/6/2022	199000	199,000
R005808	1 - Ouray	124011 - NORTH OURAY LOTS	6/30/2022	225000	225,000
R006127	1 - Ouray	100011 - OURAY RES 7100-<10K SF	7/30/2021	55000	55,000
R006193	1 - Ouray	124012 - Silver Sheild Lot_small	8/23/2021	125000	125,000
R001330	2 - Ridgway	307011 - PONDEROSA VILLAGE SFR	9/20/2021	95000	128,687
R001347	2 - Ridgway	707011 - STEEP MOUNTAINSIDE OUTLYING AC	4/7/2021	168000	260,668
R001369	2 - Ridgway	303011 - IDLEWILD	5/28/2021	82500	124,756
R001396	2 - Ridgway	301011 - Elk Mdws Small	4/21/2021	50000	77,580
R001444	2 - Ridgway	301011 - Elk Mdws Small	11/24/2021	75000	95,685
R001527	2 - Ridgway	300011 - Elk Meadows Prime Lot	12/16/2021	175000	216,370
R001562	2 - Ridgway	301011 - Elk Mdws Small	3/29/2022	79500	88,896
R001828	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	9/3/2021	210000	284,466
R001897	2 - Ridgway	222009 - RIDGWAY SOUTH & WEST COMMERCIAL	12/30/2021	325000	401,830
R001901	2 - Ridgway	222009 - RIDGWAY SOUTH & WEST COMMERCIAL	4/30/2021	495000	768,042
R002089	2 - Ridgway	200000 - RIDGWAY STANDARD RES LOT (7100SF)	9/25/2021	182200	246,808
R002195	2 - Ridgway	202011 - SOLAR RCH Small Min Vw	2/24/2021	193000	314,667

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R002222	2 - Ridgway	203012 - SOLAR RANCH DUPLEX LOT	5/19/2022	260000	270,244
R002252	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	7/23/2021	148500	212,859
R002254	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	7/29/2021	160000	229,344
R002256	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	1/28/2021	145000	242,121
R002271	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	2/4/2021	170000	277,168
R002273	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	4/9/2021	155000	240,498
R003311	2 - Ridgway	315011 - PLEASANT VALLEY WINDFALL LOT	8/6/2021	325000	453,050
R003314	2 - Ridgway	705018 - VALLEY RES OUTLYING AC	8/25/2021	465000	648,210
R003450	2 - Ridgway	320011 - RVVBDF SFR LT	4/9/2021	350000	543,060
R003453	2 - Ridgway	320011 - RVVBDF SFR LT	6/6/2022	375000	375,000
R003562	2 - Ridgway	327011 - SILVERRES LT	2/11/2022	205000	237,308
R003571	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	8/24/2021	231500	322,711
R003578	2 - Ridgway	317011 - PLEASANT VALLEY SLOPE ACRES	5/12/2021	325000	491,465
R003579	2 - Ridgway	317011 - PLEASANT VALLEY SLOPE ACRES	3/10/2021	275000	437,525
R003608	2 - Ridgway	310011 - PLEASANT VALLEY VISTA SFR	6/8/2021	290000	427,112
R003623	2 - Ridgway	310011 - PLEASANT VALLEY VISTA SFR	5/5/2022	265000	275,441
R003647	2 - Ridgway	209011 - EGHILL SFR LT	5/25/2022	349000	362,750
R003659	2 - Ridgway	209011 - EGHILL SFR LT	1/7/2021	253000	422,459
R005102	2 - Ridgway	213001 - LE RANCH	4/12/2021	103500	160,590
R005105	2 - Ridgway	213001 - LE RANCH	6/20/2022	203000	203,000
R005240	2 - Ridgway	216011 - RIVER PARK FLAT LOT	4/27/2021	129000	200,156
R005243	2 - Ridgway	216011 - RIVER PARK FLAT LOT	1/20/2021	133900	223,586
R005273	2 - Ridgway	216017 - RIVER PARK DUPLEX/TRI LOT	2/1/2022	199900	231,404
R005385	2 - Ridgway	352011 - PLEASANT VALLEY LAST STAND LOT	1/10/2022	289000	345,933
R005389	2 - Ridgway	352011 - PLEASANT VALLEY LAST STAND LOT	10/8/2021	360800	474,524
R005390	2 - Ridgway	352011 - PLEASANT VALLEY LAST STAND LOT	10/5/2021	420000	552,384
R005704	2 - Ridgway	216017 - RIVER PARK DUPLEX/TRI LOT	3/2/2022	210000	234,822
R005709	2 - Ridgway	216017 - RIVER PARK DUPLEX/TRI LOT	8/5/2021	195000	271,830
R005714	2 - Ridgway	200003 - RIVER PARK PRIME LOT	9/21/2021	190000	257,374
R005959	2 - Ridgway	310011 - PLEASANT VALLEY VISTA SFR	5/5/2022	462500	480,722
R006005	2 - Ridgway	217011 - MARIE SCOTT SFR LT	4/8/2022	215000	231,942
R006006	2 - Ridgway	217011 - MARIE SCOTT SFR LT	8/2/2021	148500	207,009

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R006008	2 - Ridgway	217011 - MARIE SCOTT SFR LT	5/27/2022	250000	259,850
R006009	2 - Ridgway	217011 - MARIE SCOTT SFR LT	7/14/2021	176750	253,353
R006143	2 - Ridgway	216011 - RIVER PARK FLAT LOT	5/11/2022	260000	270,244
R006147	2 - Ridgway	216011 - RIVER PARK FLAT LOT	1/6/2021	135000	225,423
R006151	2 - Ridgway	216011 - RIVER PARK FLAT LOT	6/22/2022	250000	250,000
R006152	2 - Ridgway	216011 - RIVER PARK FLAT LOT	5/6/2022	255000	265,047
R006502	2 - Ridgway	222010 - RIDGWAYEASTCOMM	10/29/2021	250000	328,800
R006636	2 - Ridgway	222009 - RIDGWAY SOUTH & WEST COMMERCIAL	4/30/2021	325000	504,270
R006710	2 - Ridgway	305011 - VALLEY VIEW LOTS	7/19/2021	400000	573,360
R006711	2 - Ridgway	305011 - VALLEY VIEW LOTS	5/9/2022	275000	285,835
R006769	2 - Ridgway	222011 - RIDGWAY RIVER PARK COMMERCIAL	6/25/2021	199000	293,087
R006785	3 - Montrose	747901 - GSprings North Large	2/9/2021	135000	135,000
R002382	4 - Outyling	747101 - Simms/Wildcat 47 10	11/30/2021	84000	84,000
R002385	4 - Outyling	747101 - Simms/Wildcat 47 10	12/18/2021	150000	150,000
R002415	4 - Outyling	747901 - GSprings North Large	5/26/2022	239000	239,000
R002435	4 - Outyling	747101 - Simms/Wildcat 47 10	4/27/2021	95000	95,000
R002441	4 - Outyling	747102 - Bible Camp 47 10	10/5/2021	140000	140,000
R002470	4 - Outyling	747103 - Dave Wood North (Plowed)	9/8/2021	179000	179,000
R002477	4 - Outyling	745101 - HORSEFLY MESA SOUTH AC	5/18/2021	510000	510,000
R002484	4 - Outyling	747101 - Simms/Wildcat 47 10	5/7/2021	72000	72,000
R004081	4 - Outyling	747901 - GSprings North Large	2/11/2021	119000	119,000
R004811	4 - Outyling	747103 - Dave Wood North (Plowed)	3/17/2021	108000	108,000
R005835	5 - Cornerstone	706092 - CORNERSTONE	9/24/2021	100000	217,000
R005837	5 - Cornerstone	706091 - CORNERSTONE	5/4/2022	285000	297,055
R005839	5 - Cornerstone	706092 - CORNERSTONE	6/27/2022	330000	330,000
R005841	5 - Cornerstone	706091 - CORNERSTONE	2/10/2022	158500	240,920
R005978	5 - Cornerstone	706094 - CORNERSTONE	4/11/2022	305000	330,803
R000509	6 - Log Hill	506011 - LHV Standard Lot	7/1/2021	95000	150,176
R002670	6 - Log Hill	777011 - FISHER CANYON LOT	5/25/2021	115000	193,936
R002991	6 - Log Hill	746903 - Lhill Southwest (Off grid)	1/15/2022	159000	200,976
R003010	6 - Log Hill	590011 - LOG HILL CREST AC	3/29/2021	175000	313,600
R003044	6 - Log Hill	746903 - Lhill Southwest (Off grid)	4/16/2021	231000	401,755

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R003102	6 - Log Hill	579001 - WATERVIEW ESCARPMENT LOT	10/20/2021	425000	604,520
R003124	6 - Log Hill	746901 - LOGHILL SOUTH AC	12/21/2021	325000	427,960
R003715	6 - Log Hill	506011 - LHV Standard Lot	9/16/2021	150000	221,280
R003729	6 - Log Hill	508011 - LHV Lg	12/27/2021	165000	217,272
R003747	6 - Log Hill	504011 - LHV Ponderosa Corridor	5/13/2022	142500	150,024
R003749	6 - Log Hill	503011 - LHV View Lot	10/8/2021	360000	512,064
R003760	6 - Log Hill	504011 - LHV Ponderosa Corridor	1/11/2021	54000	102,470
R003761	6 - Log Hill	504011 - LHV Ponderosa Corridor	6/1/2021	77500	126,604
R003769	6 - Log Hill	504011 - LHV Ponderosa Corridor	4/30/2021	60000	104,352
R003779	6 - Log Hill	504011 - LHV Ponderosa Corridor	11/5/2021	79900	109,431
R003802	6 - Log Hill	509011 - LHV Sm Escp	12/13/2021	185000	243,608
R003840	6 - Log Hill	580011 - KELLER HILLS LOT	6/28/2021	135000	220,536
R003854	6 - Log Hill	508011 - LHV Lg	5/27/2021	130000	219,232
R003868	6 - Log Hill	507011 - LHV JUMBO (>8 ACRES)	4/20/2022	250000	276,400
R003874	6 - Log Hill	507011 - LHV JUMBO (>8 ACRES)	1/28/2021	131000	248,585
R003879	6 - Log Hill	507011 - LHV JUMBO (>8 ACRES)	4/7/2021	150000	260,880
R003888	6 - Log Hill	508011 - LHV Lg	5/18/2022	200000	210,560
R003911	6 - Log Hill	508011 - LHV Lg	2/12/2021	105000	193,704
R003976	6 - Log Hill	508011 - LHV Lg	4/9/2021	105000	182,616
R003988	6 - Log Hill	504011 - LHV Ponderosa Corridor	4/15/2022	105000	116,088
R004010	6 - Log Hill	508011 - LHV Lg	5/18/2022	220000	231,616
R004013	6 - Log Hill	504011 - LHV Ponderosa Corridor	4/21/2021	68500	119,135
R004016	6 - Log Hill	506011 - LHV Standard Lot	3/23/2021	80000	143,360
R004143	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	5/21/2021	155000	261,392
R004201	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	12/13/2021	150000	197,520
R004228	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	1/13/2021	82000	155,603
R004908	6 - Log Hill	576001 - LOG HILL NORTHEAST PRIME LOT	5/7/2021	120000	202,368
R005107	6 - Log Hill	777011 - FISHER CANYON LOT	5/14/2021	84000	141,657
R005110	6 - Log Hill	777011 - FISHER CANYON LOT	12/16/2021	186000	244,924
R005113	6 - Log Hill	777011 - FISHER CANYON LOT	3/3/2021	96500	172,928
R005426	6 - Log Hill	777011 - FISHER CANYON LOT	8/27/2021	135000	206,280
R005427	6 - Log Hill	777011 - FISHER CANYON LOT	9/14/2021	152000	224,230

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R005469	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	6/1/2021	210000	343,056
R005590	6 - Log Hill	503002 - RETREAT AT LOG HILL	3/24/2021	175000	313,600
R005593	6 - Log Hill	503002 - RETREAT AT LOG HILL	3/22/2022	100000	115,840
R005598	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	3/9/2022	199900	231,564
R005648	6 - Log Hill	576002 - Waterview Knolls 2	4/14/2021	100000	173,920
R005681	6 - Log Hill	777011 - FISHER CANYON LOT	3/25/2021	184500	330,624
R005683	6 - Log Hill	777011 - FISHER CANYON LOT	9/14/2021	147400	217,444
R005688	6 - Log Hill	777011 - FISHER CANYON LOT	3/22/2021	145000	259,840
R005691	6 - Log Hill	777011 - FISHER CANYON LOT	6/18/2021	173000	282,612
R005756	6 - Log Hill	506011 - LHV Standard Lot	3/11/2021	93500	167,552
R005931	6 - Log Hill	579001 - WATERVIEW ESCARPMENT LOT	6/25/2022	315000	315,000
R005950	6 - Log Hill	747941 - Log Hill Mesa Large Lot (10-20 acres)	12/14/2021	179000	235,707
R006035	6 - Log Hill	777011 - FISHER CANYON LOT	4/26/2021	105000	182,616
R006039	6 - Log Hill	777011 - FISHER CANYON LOT	12/22/2021	225000	296,280
R006040	6 - Log Hill	777011 - FISHER CANYON LOT	4/21/2022	220000	243,232
R006084	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	11/18/2021	228000	312,268
R006389	6 - Log Hill	546011 - ENCLAV LT	1/12/2022	127000	160,528
R006390	6 - Log Hill	546011 - ENCLAV LT	6/17/2021	127000	207,467
R006391	6 - Log Hill	546011 - ENCLAV LT	4/27/2022	144500	159,759
R006392	6 - Log Hill	546011 - ENCLAV LT	4/22/2022	149500	165,287
R006394	6 - Log Hill	546011 - ENCLAV LT	1/26/2022	93000	117,552
R006397	6 - Log Hill	546011 - ENCLAV LT	1/28/2022	100000	126,400
R006474	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	11/30/2021	112500	154,080
R006475	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	6/7/2022	140000	140,000
R006478	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	5/27/2021	118450	199,754
R006655	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	3/18/2022	235000	272,224
R006656	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	3/15/2022	200000	231,680
R002746	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	6/27/2022	165000	165,000
R002758	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	2/23/2022	150000	175,080
R002774	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	5/5/2021	99900	154,185
R002775	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	5/14/2021	90000	138,906
R002776	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	1/3/2022	115000	139,035



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R002782	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	4/25/2022	102000	110,527
R002792	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	5/13/2021	49500	76,398
R002794	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	10/5/2021	96000	128,102
R002800	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	1/14/2022	80000	96,720
R002801	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	2/9/2021	33600	56,071
R002803	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	11/16/2021	115000	148,649
R002806	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	7/23/2021	92000	134,301
R002817	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	6/22/2022	165000	165,000
R002821	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	11/17/2021	110000	142,186
R002835	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	5/10/2022	95000	98,971
R002837	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	6/21/2022	152000	152,000
R002843	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	5/12/2022	95000	98,743
R002848	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	5/25/2021	51500	79,485
R002851	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	8/3/2021	59000	83,662
R002871	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	3/2/2022	65000	73,151
R002881	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	5/5/2021	48000	74,083
R002887	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	4/26/2022	69000	74,768
R002892	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	5/17/2021	39900	61,581
R002895	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	3/12/2021	25000	40,675
R002896	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	5/21/2021	40000	61,736
R002898	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	5/10/2022	71500	74,488
R002903	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	3/12/2021	29000	47,183
R002904	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	4/30/2021	36000	57,067
R002905	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	4/15/2022	56000	60,681
R002906	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	4/13/2021	33000	52,311
R002921	7 - Fairway Pines	566003 - FP2 CLUST LT	8/24/2021	75000	106,350
R002962	7 - Fairway Pines	516011 - FWP LARGE PRIME OS/GC LOTS	8/12/2021	129000	182,922
R002967	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	6/27/2022	110000	110,000
R002973	7 - Fairway Pines	519011 - FWP Large Lot	2/23/2021	83000	138,510
R002976	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	1/15/2021	65000	111,189
R002978	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	8/13/2021	90000	127,620
R004884	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	4/28/2021	60500	95,904

<b>Account #</b>	<b>Economic Area</b>	<b>Land LVAL Code</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Time Adjusted Sale Price, If Applicable</b>
R004885	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	4/28/2021	60000	95,112
R005032	7 - Fairway Pines	566003 - FP2 CLUST LT	8/2/2021	75000	106,350
R005035	7 - Fairway Pines	517011 - FWP SMALL ROADFRONT LOT	5/13/2022	57000	59,382
R005037	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	3/30/2022	70000	78,778
R005041	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	2/28/2022	75000	87,540
R005044	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	3/24/2021	36000	58,572
R005046	7 - Fairway Pines	517011 - FWP SMALL ROADFRONT LOT	5/6/2021	26000	40,128
R005047	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	7/30/2021	63500	92,697
R005051	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	3/9/2022	75000	84,405
R005054	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	7/6/2021	40000	58,392
R005123	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	8/5/2021	85000	120,530
R005128	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	1/11/2021	45000	76,977
R005130	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	9/30/2021	115000	158,263
R005131	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	3/16/2022	80000	90,032
R005132	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	12/20/2021	70000	87,556
R005133	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	4/29/2022	85000	92,106
R005136	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	9/28/2021	75500	103,903
R005140	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	8/11/2021	118000	167,324
R006065	7 - Fairway Pines	519011 - FWP Large Lot	10/26/2021	159000	212,169
R006066	7 - Fairway Pines	519011 - FWP Large Lot	6/10/2022	190000	190,000
R006071	7 - Fairway Pines	519011 - FWP Large Lot	3/26/2021	169500	275,776
R006072	7 - Fairway Pines	519011 - FWP Large Lot	3/31/2021	148000	240,796
R006073	7 - Fairway Pines	519011 - FWP Large Lot	11/3/2021	195000	252,057
R006079	7 - Fairway Pines	519011 - FWP Large Lot	6/23/2021	160000	240,256