



Assessor

PO Box 665

Ouray, Colorado 81427

Ph: 970-325-4371~Fx: 970-325-4611

SALES DATA USED FOR TAX YEARS 2023 AND 2024 RESIDENTIAL VALUATIONS

By Colorado statute, all taxable real and personal property in Colorado must be valued at “actual” value. Specifically, “The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal.” (§39-1-103(5)(a), C.R.S.) “Actual value” of residential property is deemed synonymous with “fair market value.”

Contained herein are the residential sales that were analyzed and utilized to establish single-family residential 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. *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 Residential Improved Sales 2023 Revaluation

1. The sales data represents a 24-month data-gathering period from July 1, 2020, to June 30, 2022.
2. The sales data is organized by Economic Area (Area) and then by Building Value code (BVAL). A detailed description of each Economic Area can be found in the 2023 Vacant Land Valuation report also found on the Ouray County Assessor's website. Economic Areas are generally organized as follows:

Economic Area 1 – Ouray	Economic Area 5 – Cornerstone
Economic Area 2 – Ridgway	Economic Area 6 – Loghill
Economic Area 3 – North end of Ouray County	Economic Area 7 – Fairway Pines
Economic Area 4 – Outlying (remote sections of Red Mountain, Uncompahgre National Forest and Cimarron Range)	

Definitions for the Building Value codes are as follows:

Uniform Appraisal Dataset Definitions

Quality Ratings and Definitions – Building Value Codes

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and

interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale
					Price, If Applicable
R000134	1 - Ouray	121203 - Q5	12/30/2021	950000	1,081,100
R000136	1 - Ouray	121203 - Q5	12/15/2021	435000	495,030
R000715	1 - Ouray	121203 - Q5	8/17/2020	445000	670,170
R001030	1 - Ouray	121203 - Q5	11/12/2021	422000	489,942
R001770	1 - Ouray	121203 - Q5	7/30/2021	681600	854,044
R000147	1 - Ouray	121204 - Q4	4/26/2021	655000	865,910
R000152	1 - Ouray	121204 - Q4	3/30/2022	450000	481,050
R000166	1 - Ouray	121204 - Q4	8/14/2020	525000	790,650
R000269	1 - Ouray	121204 - Q4	6/1/2022	649000	649,000
R000276	1 - Ouray	121204 - Q4	11/22/2021	583000	676,863
R000281	1 - Ouray	121204 - Q4	7/8/2021	899000	1,126,447
R000576	1 - Ouray	121204 - Q4	12/31/2020	363000	507,626
R000745	1 - Ouray	121204 - Q4	12/16/2021	606000	689,628
R000762	1 - Ouray	121204 - Q4	3/17/2021	440000	591,800
R000809	1 - Ouray	121204 - Q4	9/23/2020	635000	941,705
R000822	1 - Ouray	121204 - Q4	10/2/2020	497000	725,620
R000838	1 - Ouray	121204 - Q4	8/10/2021	430000	528,900
R000840	1 - Ouray	121204 - Q4	1/3/2022	477000	531,855
R000908	1 - Ouray	121204 - Q4	6/28/2021	665000	848,540
R000999	1 - Ouray	121204 - Q4	3/31/2021	385000	517,825
R001025	1 - Ouray	121204 - Q4	5/10/2021	400000	519,600
R001026	1 - Ouray	121204 - Q4	6/1/2021	589500	752,202
R001033	1 - Ouray	121204 - Q4	5/3/2021	741500	963,208
R001156	1 - Ouray	121204 - Q4	10/30/2020	475000	693,500
R001664	1 - Ouray	121204 - Q4	11/30/2020	499000	717,063
R001691	1 - Ouray	121204 - Q4	10/29/2021	681000	806,304
R001693	1 - Ouray	121204 - Q4	12/31/2020	455000	643,370
R001713	1 - Ouray	121204 - Q4	7/1/2020	400000	611,600
R001724	1 - Ouray	121204 - Q4	1/20/2022	570000	635,550
R001756	1 - Ouray	121204 - Q4	9/14/2020	625000	926,875
R001770	1 - Ouray	121204 - Q4	7/30/2021	681600	854,044
R004814	1 - Ouray	121204 - Q4	12/23/2021	575000	654,350
R005627	1 - Ouray	121204 - Q4	8/19/2021	725000	891,750
R006102	1 - Ouray	121204 - Q4	5/31/2022	975000	997,425
R006194	1 - Ouray	121204 - Q4	11/5/2021	685000	795,285
R006196	1 - Ouray	121204 - Q4	12/15/2020	494000	698,516
R000163	1 - Ouray	121205 - Q3	7/30/2021	950000	1,190,350
R000253	1 - Ouray	121205 - Q3	9/24/2020	840000	1,245,720
R000597	1 - Ouray	121205 - Q3	10/13/2020	559000	808,840
R000644	1 - Ouray	121205 - Q3	4/26/2022	842500	881,255
R000680	1 - Ouray	121205 - Q3	11/5/2021	740000	859,140
R000734	1 - Ouray	121205 - Q3	10/8/2020	675000	985,500
R000779	1 - Ouray	121205 - Q3	3/8/2021	845000	1,136,525
R000994	1 - Ouray	121205 - Q3	1/14/2022	730000	813,950
R001039	1 - Ouray	121205 - Q3	3/3/2021	665000	894,425

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale
					Price, If Applicable
R001683	1 - Ouray	121205 - Q3	10/8/2021	959500	1,136,048
R001720	1 - Ouray	121205 - Q3	5/17/2021	534000	693,666
R001744	1 - Ouray	121205 - Q3	10/8/2020	565000	824,900
R001758	1 - Ouray	121205 - Q3	7/13/2020	685000	1,047,365
R001773	1 - Ouray	121205 - Q3	11/20/2020	975000	1,401,075
R004839	1 - Ouray	121205 - Q3	9/16/2021	1450000	1,750,150
R006192	1 - Ouray	121205 - Q3	3/16/2021	595000	800,275
R006197	1 - Ouray	121205 - Q3	10/12/2021	949000	1,123,616
R006503	1 - Ouray	121205 - Q3	10/25/2021	899000	1,064,416
R006586	1 - Ouray	121205 - Q3	7/1/2020	710000	1,085,590
R000255	1 - Ouray	121206 - Q2	2/23/2022	1300000	1,365,000
R000264	1 - Ouray	121206 - Q2	1/13/2021	1350000	1,877,850
R000585	1 - Ouray	121206 - Q2	11/4/2020	920000	1,322,040
R004800	1 - Ouray	121206 - Q2	8/24/2021	1900000	2,337,000
R005541	1 - Ouray	121206 - Q2	10/14/2020	721500	1,053,390
R000630	1 - Ouray	121212 - Manufactured Homes Q4	5/12/2022	463000	473,649
R000863	1 - Ouray	121504 - Townhomes Q4 Average	7/15/2021	467000	585,151
R000865	1 - Ouray	121504 - Townhomes Q4 Average	11/10/2020	320000	459,840
R000866	1 - Ouray	121504 - Townhomes Q4 Average	12/1/2021	528000	600,864
R000913	1 - Ouray	121504 - Townhomes Q4 Average	3/7/2022	540000	566,570
R000914	1 - Ouray	121504 - Townhomes Q4 Average	10/1/2020	305000	445,300
R000915	1 - Ouray	121504 - Townhomes Q4 Average	9/4/2020	275000	407,825
R001134	1 - Ouray	121504 - Townhomes Q4 Average	7/22/2021	485000	607,705
R001138	1 - Ouray	121504 - Townhomes Q4 Average	2/5/2021	380000	519,840
R001141	1 - Ouray	121504 - Townhomes Q4 Average	3/10/2022	550000	587,950
R000143	1 - Ouray	121505 - Townhomes Q3 Good	9/25/2020	389000	576,738
R005154	1 - Ouray	121505 - Townhomes Q3 Good	11/4/2021	612000	710,532
R005194	1 - Ouray	121505 - Townhomes Q3 Good	10/15/2020	559900	817,454
R005765	1 - Ouray	121505 - Townhomes Q3 Good	5/18/2022	745000	762,135
R005768	1 - Ouray	121505 - Townhomes Q3 Good	11/24/2021	575000	667,575
R005906	1 - Ouray	121505 - Townhomes Q3 Good	11/9/2021	500000	580,500
R005909	1 - Ouray	121505 - Townhomes Q3 Good	6/18/2021	475000	606,100
R005912	1 - Ouray	121505 - Townhomes Q3 Good	9/10/2021	565300	682,317
R005918	1 - Ouray	121505 - Townhomes Q3 Good	7/24/2020	405000	619,245
R006702	1 - Ouray	121505 - Townhomes Q3 Good	2/28/2022	600000	655,200
M000042	1 - Ouray	123500 - Mobile Park BVAL	11/13/2020	96000	137,952
M000272	1 - Ouray	123500 - Mobile Park BVAL	4/1/2021	14000	18,508
M000812	1 - Ouray	123500 - Mobile Park BVAL	8/31/2020	90000	135,540
M000837	1 - Ouray	123500 - Mobile Park BVAL	10/1/2021	150000	177,600
M000864	1 - Ouray	123500 - Mobile Park BVAL	11/4/2020	140500	201,898
R001104	1 - Ouray	124002 - CONDOTEL CONDO	8/24/2021	430000	528,900
R001105	1 - Ouray	124002 - CONDOTEL CONDO	4/28/2021	400000	528,800
R001107	1 - Ouray	124002 - CONDOTEL CONDO	7/2/2021	300000	375,900
R001110	1 - Ouray	124002 - CONDOTEL CONDO	6/15/2022	369000	369,000
R001113	1 - Ouray	124002 - CONDOTEL CONDO	5/20/2021	345000	448,155

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale
					Price, If Applicable
R001163	1 - Ouray	124004 - AVG CONDO	12/18/2020	532000	752,248
R004932	1 - Ouray	124004 - AVG CONDO	6/10/2021	490000	625,240
R004933	1 - Ouray	124004 - AVG CONDO	7/27/2021	565000	707,945
R006340	1 - Ouray	124005 - GOOD CONDO	10/22/2020	357000	521,220
R001542	2 - Ridgway	121203 - Q5	10/20/2021	358000	455,376
R000205	2 - Ridgway	121204 - Q4	2/16/2021	669000	1,032,936
R000209	2 - Ridgway	121204 - Q4	7/17/2020	500000	879,417
R000228	2 - Ridgway	121204 - Q4	10/18/2021	619500	788,004
R000438	2 - Ridgway	121204 - Q4	1/6/2021	810000	1,278,180
R001432	2 - Ridgway	121204 - Q4	4/30/2021	525000	774,900
R001434	2 - Ridgway	121204 - Q4	1/19/2022	639000	747,630
R001468	2 - Ridgway	121204 - Q4	10/29/2021	615000	782,280
R001490	2 - Ridgway	121204 - Q4	2/5/2021	475000	733,400
R001502	2 - Ridgway	121204 - Q4	9/8/2021	481000	628,186
R001623	2 - Ridgway	121204 - Q4	7/31/2020	490000	873,180
R002268	2 - Ridgway	121204 - Q4	9/13/2021	639000	834,534
R003235	2 - Ridgway	121204 - Q4	8/10/2021	791000	1,059,940
R003353	2 - Ridgway	121204 - Q4	8/21/2020	470000	821,560
R003376	2 - Ridgway	121204 - Q4	11/2/2021	570000	705,660
R003524	2 - Ridgway	121204 - Q4	11/20/2020	615000	987,600
R003559	2 - Ridgway	121204 - Q4	11/12/2020	680000	1,119,280
R004902	2 - Ridgway	121204 - Q4	12/14/2021	670000	806,680
R000024	2 - Ridgway	121205 - Q3	8/12/2020	720000	1,258,560
R001351	2 - Ridgway	121205 - Q3	8/4/2021	1250000	1,675,000
R001419	2 - Ridgway	121205 - Q3	6/6/2022	810000	810,000
R001435	2 - Ridgway	121205 - Q3	7/28/2021	910000	1,250,340
R001531	2 - Ridgway	121205 - Q3	10/15/2021	800000	1,017,600
R001532	2 - Ridgway	121205 - Q3	5/13/2021	640000	922,880
R001587	2 - Ridgway	121205 - Q3	7/13/2020	625000	1,113,750
R002269	2 - Ridgway	121205 - Q3	6/15/2022	1095000	1,095,000
R003292	2 - Ridgway	121205 - Q3	1/27/2021	615000	970,470
R003312	2 - Ridgway	121205 - Q3	10/5/2020	700000	1,176,000
R003315	2 - Ridgway	121205 - Q3	11/11/2020	777000	1,278,942
R003379	2 - Ridgway	121205 - Q3	1/13/2021	840000	1,325,520
R003400	2 - Ridgway	121205 - Q3	3/26/2021	776000	1,171,760
R003428	2 - Ridgway	121205 - Q3	7/30/2020	770000	1,372,140
R003438	2 - Ridgway	121205 - Q3	12/17/2020	1125000	1,813,500
R003558	2 - Ridgway	121205 - Q3	4/23/2021	1200000	1,771,200
R003561	2 - Ridgway	121205 - Q3	3/10/2022	805000	887,110
R003570	2 - Ridgway	121205 - Q3	7/7/2021	1023800	1,406,701
R003591	2 - Ridgway	121205 - Q3	12/15/2020	650000	1,047,800
R003615	2 - Ridgway	121205 - Q3	10/15/2021	1290000	1,640,880
R004868	2 - Ridgway	121205 - Q3	10/21/2021	973800	1,238,673
R006709	2 - Ridgway	121205 - Q3	6/29/2021	1350000	1,900,800
R000215	2 - Ridgway	121206 - Q2	12/21/2020	1700000	2,740,400

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale
					Price, If Applicable
R002042	2 - Ridgway	121206 - Q2	3/2/2021	900000	1,359,000
R003602	2 - Ridgway	121206 - Q2	11/16/2020	1286000	2,116,756
R004914	2 - Ridgway	121206 - Q2	6/6/2022	1650000	1,650,000
R005715	2 - Ridgway	121206 - Q2	7/1/2021	1000000	1,374,000
R000193	2 - Ridgway	121212 - Manufactured Homes Q4	3/22/2021	525000	792,750
R001308	2 - Ridgway	121212 - Manufactured Homes Q4	2/12/2021	305500	471,692
R001513	2 - Ridgway	121212 - Manufactured Homes Q4	8/20/2021	450000	603,000
R001608	2 - Ridgway	121212 - Manufactured Homes Q4	3/1/2021	327500	494,525
R001847	2 - Ridgway	121212 - Manufactured Homes Q4	5/18/2022	750000	775,500
R003552	2 - Ridgway	121212 - Manufactured Homes Q4	4/25/2022	395000	421,860
R004934	2 - Ridgway	121212 - Manufactured Homes Q4	3/29/2021	445000	671,950
R001805	2 - Ridgway	121213 - Manufactured Homes Q5	2/21/2022	692000	786,112
R002239	2 - Ridgway	121213 - Manufactured Homes Q5	6/15/2021	299000	420,992
R004936	2 - Ridgway	121213 - Manufactured Homes Q5	6/24/2021	440000	619,520
R000448	2 - Ridgway	121215 - RIDGWAY Q5 FAIR	10/5/2021	1190000	1,513,680
R001823	2 - Ridgway	121215 - RIDGWAY Q5 FAIR	7/26/2021	575000	790,050
R001957	2 - Ridgway	121215 - RIDGWAY Q5 FAIR	9/1/2021	581000	758,786
R000302	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	11/30/2020	372400	612,970
R000327	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	5/13/2022	701000	724,834
R000337	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	12/17/2021	759000	913,836
R000342	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	1/15/2021	637000	1,005,186
R000448	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	10/5/2021	1190000	1,513,680
R001801	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	1/26/2022	635000	742,950
R001821	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	9/18/2020	690000	1,182,660
R001830	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	6/9/2021	405000	570,240
R001865	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	8/31/2020	625000	1,092,500
R001996	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	6/23/2022	650000	650,000
R002032	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	10/6/2021	775000	985,800
R002037	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	12/22/2020	599000	965,588
R002099	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	7/7/2021	535000	735,090
R002121	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	11/17/2020	703000	1,157,138
R005094	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	12/21/2020	680000	1,096,160
R005104	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	12/18/2020	564000	909,168
R005235	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	9/1/2020	513000	879,282
R005241	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	11/12/2020	515000	847,690
R005248	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	6/2/2021	558500	786,368
R005250	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	5/28/2021	495000	713,790
R005252	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	7/27/2020	510000	908,820
R005641	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	10/7/2021	623700	793,346
R005703	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	8/28/2020	393000	686,964
R006004	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	8/13/2020	700000	1,223,600
R006163	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	4/15/2022	950000	1,014,600
R000305	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	4/26/2021	925000	1,365,300
R001866	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	7/9/2021	930000	1,277,820
R001871	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	12/21/2020	550000	886,600

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale
					Price, If Applicable
R002129	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	5/13/2022	885000	915,090
R002150	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	11/3/2021	1205000	1,491,790
R002171	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	8/27/2021	850000	1,139,000
R002186	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	5/27/2022	950000	982,300
R002223	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	12/16/2020	800000	1,289,600
R002223	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	12/16/2020	800000	1,289,600
R002228	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	5/24/2021	682600	984,309
R002231	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	9/8/2020	599500	1,027,543
R002308	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	8/21/2020	425000	742,900
R005230	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	11/12/2020	635000	1,045,210
R005247	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	9/30/2020	460000	788,440
R005258	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	10/29/2020	742500	1,247,400
R005261	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	8/11/2020	690000	1,206,120
R006376	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	7/1/2021	647000	888,978
R006112	2 - Ridgway	121504 - Townhomes Q4 Average	4/8/2022	566600	605,128
R005810	2 - Ridgway	121505 - Townhomes Q3 Good	8/14/2020	499000	872,252
R006806	2 - Ridgway	121505 - Townhomes Q3 Good	6/21/2022	930000	930,000
R006807	2 - Ridgway	121505 - Townhomes Q3 Good	4/7/2022	855000	913,140
R006808	2 - Ridgway	121505 - Townhomes Q3 Good	5/10/2022	855000	884,070
R006809	2 - Ridgway	121505 - Townhomes Q3 Good	3/16/2022	855000	942,210
R006810	2 - Ridgway	121505 - Townhomes Q3 Good	5/31/2022	930000	961,620
M000808	2 - Ridgway	123500 - Mobile Park BVAL	2/3/2022	65000	73,840
M000565	2 - Ridgway	123505 - Manufactured Q5	10/21/2020	17000	28,560
R002131	2 - Ridgway	124003 - FAIR CONDO	3/24/2021	340000	513,400
R005878	2 - Ridgway	124004 - AVG CONDO	7/28/2020	220000	392,040
R005882	2 - Ridgway	124004 - AVG CONDO	7/22/2021	320000	439,680
R005895	2 - Ridgway	124004 - AVG CONDO	6/15/2022	382500	382,500
R005896	2 - Ridgway	124004 - AVG CONDO	12/28/2020	264000	425,568
R006095	2 - Ridgway	124004 - AVG CONDO	10/2/2020	449500	755,160
R006210	2 - Ridgway	124004 - AVG CONDO	5/6/2022	359570	371,795
R006225	2 - Ridgway	124005 - GOOD CONDO	8/14/2020	175000	305,900
R006207	2 - Ridgway	124011 - ONE BEDROOM CONDO FAIR	9/15/2020	170000	291,380
R006211	2 - Ridgway	124011 - ONE BEDROOM CONDO FAIR	8/7/2020	160000	279,680
R005663	2 - Ridgway	124016 - CONDO OVER 1500SF	5/10/2022	810000	816,601
R006047	2 - Ridgway	124016 - CONDO OVER 1500SF	11/4/2020	485000	798,310
R006688	2 - Ridgway	124016 - CONDO OVER 1500SF	1/19/2021	625000	986,250
R004099	3 - Montrose	121203 - Q5	1/13/2022	170000	170,000
R000368	3 - Montrose	121204 - Q4	11/30/2020	370000	364,500
R002501	3 - Montrose	121204 - Q4	8/27/2021	440000	437,000
R004076	3 - Montrose	121204 - Q4	4/30/2021	438000	438,000
R000514	3 - Montrose	121205 - Q3	6/3/2022	895000	895,000
R002557	4 - Outyling	121201 - CABIN	8/13/2021	145000	145,000
R002340	4 - Outyling	121203 - Q5	5/14/2021	186000	186,000
R002408	4 - Outyling	121203 - Q5	7/8/2021	323000	323,000
R002418	4 - Outyling	121203 - Q5	11/24/2021	240000	240,000

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale
					Price, If Applicable
R002513	4 - Outyling	121203 - Q5	1/4/2021	238500	238,500
R002527	4 - Outyling	121204 - Q4	9/8/2020	421300	421,300
R002476	4 - Outyling	121205 - Q3	4/9/2021	1290000	1,289,000
R002543	4 - Outyling	121205 - Q3	2/14/2022	700000	700,000
R006562	4 - Outyling	121207 - Q1	9/29/2021	2545000	2,545,000
R002384	4 - Outyling	121212 - Manufactured Homes Q4	7/31/2020	265000	265,000
R005843	5 - Cornerstone	121207 - Q1	12/7/2021	3450000	3,450,000
R005970	5 - Cornerstone	121207 - Q1	3/29/2021	1755000	1,755,000
R006090	6 - Log Hill	121202 - Q6	7/6/2020	125000	241,437
R003097	6 - Log Hill	121203 - Q5	11/19/2021	575000	738,012
R000505	6 - Log Hill	121204 - Q4	8/10/2020	490000	926,590
R002722	6 - Log Hill	121204 - Q4	5/12/2021	640000	976,960
R003053	6 - Log Hill	121204 - Q4	4/26/2021	849000	1,330,383
R003084	6 - Log Hill	121204 - Q4	4/8/2022	794000	857,773
R003173	6 - Log Hill	121204 - Q4	8/7/2020	402500	761,127
R003177	6 - Log Hill	121204 - Q4	1/21/2021	397000	670,334
R003914	6 - Log Hill	121204 - Q4	1/14/2021	340000	574,090
R003927	6 - Log Hill	121204 - Q4	8/16/2021	1070600	1,504,193
R003973	6 - Log Hill	121204 - Q4	12/27/2021	565000	702,295
R004009	6 - Log Hill	121204 - Q4	8/11/2021	575000	807,875
R004876	6 - Log Hill	121204 - Q4	12/9/2020	531900	919,655
R006479	6 - Log Hill	121204 - Q4	5/26/2022	710000	738,755
R000403	6 - Log Hill	121205 - Q3	5/27/2021	846000	1,291,419
R000480	6 - Log Hill	121205 - Q3	10/1/2020	620000	1,122,200
R000483	6 - Log Hill	121205 - Q3	8/10/2021	735000	1,032,675
R000491	6 - Log Hill	121205 - Q3	7/10/2020	640000	1,229,786
R002661	6 - Log Hill	121205 - Q3	9/8/2020	845000	1,563,672
R003089	6 - Log Hill	121205 - Q3	12/14/2020	995000	1,720,355
R003719	6 - Log Hill	121205 - Q3	10/5/2021	745000	986,380
R003731	6 - Log Hill	121205 - Q3	10/19/2020	558000	1,009,980
R003782	6 - Log Hill	121205 - Q3	10/27/2020	634500	1,148,445
R003904	6 - Log Hill	121205 - Q3	8/6/2021	725000	1,018,625
R003994	6 - Log Hill	121205 - Q3	8/10/2021	600000	843,000
R004150	6 - Log Hill	121205 - Q3	12/13/2021	550000	683,650
R004856	6 - Log Hill	121205 - Q3	6/28/2022	961000	961,000
R005421	6 - Log Hill	121205 - Q3	12/9/2020	925000	1,599,325
R005550	6 - Log Hill	121205 - Q3	4/21/2021	730000	1,143,910
R003062	6 - Log Hill	121206 - Q2	1/12/2021	1499000	2,446,636
R003110	6 - Log Hill	121206 - Q2	5/27/2022	1494000	1,554,507
R003152	6 - Log Hill	121206 - Q2	11/30/2020	1075000	1,902,212
R003748	6 - Log Hill	121206 - Q2	3/19/2021	1131925	1,819,569
R003194	6 - Log Hill	121212 - Manufactured Homes Q4	6/14/2022	625000	625,000
R003959	6 - Log Hill	121504 - Townhomes Q4 Average	12/22/2021	393000	488,499
R003961	6 - Log Hill	121504 - Townhomes Q4 Average	2/16/2021	305000	502,640
R003963	6 - Log Hill	121504 - Townhomes Q4 Average	9/30/2021	345000	470,752

Account #	Economic Area	Building Value Code	Sale Date	Sale Price	Time Adjusted Sale Price, If Applicable
R002751	7 - Fairway Pines	121207 - Q1	9/14/2021	2135000	2,135,000
R002757	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	8/27/2021	800000	800,000
R002780	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	11/2/2021	965000	965,000
R002786	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	5/16/2022	985000	985,000
R002888	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	3/18/2022	834000	834,000
R002893	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	6/15/2022	735000	735,000
R002912	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	8/28/2020	829700	829,700
R002981	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	11/17/2020	700000	700,000
R004886	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	3/18/2021	882500	882,500
R005042	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	11/22/2021	689000	689,000
R006665	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	7/16/2020	403000	403,000
R006666	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	12/23/2021	560000	560,000
R006705	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	8/11/2021	620500	620,500
R006708	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	7/28/2020	441100	441,100
R006730	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	10/26/2020	477300	477,300
R006731	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	12/14/2020	515000	515,000
R006740	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	9/17/2021	497000	497,000
R006741	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	8/13/2021	610000	610,000
R006742	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	8/7/2020	419000	419,000
R006743	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	7/1/2021	442100	442,100
R002828	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	11/16/2020	710000	710,000
R002844	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	5/12/2022	850000	850,000
R002853	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	2/16/2021	785000	785,000
R002885	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	9/30/2021	1001000	1,001,000
R002920	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	6/18/2021	1300000	1,300,000
R002931	7 - Fairway Pines	121505 - Townhomes Q3 Good	7/29/2020	380000	380,000