

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
DEED RESTRICTED / EMPLOYEE HOUSING																
EMPLOYEE HOUSING- VAIL																
R066884	2387 LOWER TRAVERSE WY #C	1500	15200	2	2	AVG	2017	2017	1	1113	1113	END	1/26/18	399,000	399,000	359
R066885	2387 LOWER TRAVERSE WY #B	1500	15200	3	3	AVG	2017	2017	2	1581	1581		1/26/18	599,000	599,000	379
R066889	2373 LOWER TRAVERSE WY #A	1500	15200	2	2	AVG	2017	2017	2	1223	1223	END	1/31/18	499,000	499,000	408
R066887	2373 LOWER TRAVERSE WY #C	1500	15200	2	2	AVG	2017	2017	1	1113	1113	END	2/7/18	399,000	399,000	359
R066894	2345 LOWER TRAVERSE WY #C	1500	15200	2	2	AVG	2017	2017	1	1113	1113	END	2/14/18	399,000	419,748	377
R066896	2345 LOWER TRAVERSE WY #A	1500	15200	2	2	AVG	2017	2017	2	1223	1223	END	2/15/18	499,000	499,000	408
R066893	2361 LOWER TRAVERSE WY #A	1500	15200	3	3	AVG	2017	2017	2	1581	1581		2/16/18	599,000	599,000	379
R066891	2361 LOWER TRAVERSE WY #C	1500	15200	3	3	AVG	2017	2017	2	1581	1581		2/27/18	599,000	599,000	379
R066890	2361 LOWER TRAVERSE WY #D	1500	15200	2	2	AVG	2017	2017	2	1226	1226	END	2/28/18	499,000	499,000	407
R066897	2401 UPPER TRAVERSE WY #D	1500	15200	3	3	AVG	2017	2017	1	1509	1509		2/28/18	549,000	549,000	364
R066898	2401 UPPER TRAVERSE WY #C	1500	15200	3	2.5	AVG	2017	2017	2	2002	2002		2/28/18	739,000	739,000	369
R066900	2401 UPPER TRAVERSE WY #A	1500	15200	3	3	AVG	2017	2017	1	1509	1509		2/28/18	549,000	549,000	364
R066888	2373 LOWER TRAVERSE WY #B	1500	15200	3	3	AVG	2017	2017	2	1581	1581		3/1/18	599,000	599,000	379
R066899	2401 UPPER TRAVERSE WY #B	1500	15200	3	2.5	AVG	2017	2017	2	2002	2002		3/5/18	739,000	739,000	369
R066902	2381 UPPER TRAVERSE WY #B	1500	15200	3	2.5	AVG	2017	2017	2	2002	2002		3/16/18	739,000	739,000	369
R066903	2381 UPPER TRAVERSE WY #A	1500	15200	3	3	AVG	2017	2017	1	1509	1509		3/16/18	549,000	549,000	364
R066904	2363 UPPER TRAVERSE WY #C	1500	15200	3	3	AVG	2017	2017	1	1509	1509		3/16/18	549,000	549,000	364
R066901	2381 UPPER TRAVERSE WY #C	1500	15200	3	3	AVG	2017	2017	1	1509	1509		3/27/18	549,000	549,000	364
R066914	2315 LOWER TRAVERSE WY #B	1500	15200	3	3	AVG	2017	2017	2	1581	1581		3/28/18	599,000	599,000	379
R066909	2347 UPPER TRAVERSE WY #A	1500	15200	3	3	AVG	2017	2017	1	1509	1509		4/4/18	549,000	549,000	364
R066907	2347 UPPER TRAVERSE WY #C	1500	15200	3	3	AVG	2017	2017	1	1509	1509		4/6/18	549,000	549,000	364
R066895	2345 LOWER TRAVERSE WY #B	1500	15200	3	3	AVG	2017	2017	2	1581	1581		4/16/18	599,000	599,000	379
R066906	2363 UPPER TRAVERSE WY #A	1500	15200	3	3	AVG	2017	2017	1	1509	1509		4/16/18	549,000	549,000	364
R066911	2333 UPPER TRAVERSE WY #B	1500	15200	3	3	AVG	2017	2017	2	1581	1581		4/16/18	599,000	599,000	379
R066892	2361 LOWER TRAVERSE WY #B	1500	15200	2	2	AVG	2017	2017	1	1113	1113	END	4/19/18	399,000	399,000	358
R066915	2315 LOWER TRAVERSE WY #A	1500	15200	2	2	AVG	2017	2017	1	1113	1113	END	4/20/18	399,000	399,000	358
R066886	2387 LOWER TRAVERSE WY #A	1500	15200	2	2	AVG	2017	2017	2	1223	1223	END	4/24/18	499,000	499,000	408
R066905	2363 UPPER TRAVERSE WY #B	1500	15200	3	2.5	AVG	2017	2017	2	2002	2002		4/27/18	739,000	739,000	369
R066912	2333 UPPER TRAVERSE WY #A	1500	15200	3	3	AVG	2017	2017	1	1509	1509		4/27/18	549,000	549,000	364
R066913	2315 LOWER TRAVERSE WY #C	1500	15200	2	2	AVG	2017	2017	2	1226	1226	END	4/27/18	499,000	499,000	407
R066910	2333 UPPER TRAVERSE WY #C	1500	15200	3	3	AVG	2017	2017	1	1509	1509		5/14/18	549,000	549,000	364

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R066908	2347 UPPER TRAVERSE WY #B	1500	15200	3	3	AVG	2017	2017	2	1581	1581		5/25/18	599,000	599,000	379
EAGLE & GYPSUM DEED RESTRICTED AND EMPLOYEE HOUSING																
R066275	2047 MONTGOMERIE CIR	1500	15800	2	1.5	AVG	2014	2014	1	1510	1473		11/15/16	306,500	306,500	203
R066280	2161 MONTGOMERIE CIR	1500	15800	2	1.5	AVG	2016	2016	1	1510	1473		6/5/17	300,000	300,000	199
R053074	000041 MACDONALD ST	1500	15800	3	3	AVG	2001	2001	1	1735	1812	INT	6/30/17	440,000	482,240	278
R060521	000705 MONTGOMERIE CIR	1500	15800	3	2.5	AVG	2007	2007	1	1941	1677		8/10/17	363,000	363,000	187
R053074	000041 MACDONALD ST	1500	15800	3	3	AVG	2001	2001	1	1735	1812	INT	8/24/17	395,000	395,000	228
R055677	000060 MILL RD #I-3	1500	15800	2	2	FAIR	2004	2004		1257	1240	INT	6/2/18	168,600	168,600	134
R060870	001056 MONTGOMERIE CIR	1500	15800	3	1.5	AVG	2007	2007	1	1867	1784		6/4/18	350,900	350,900	188
MILLER RANCH TOWNHOMES																
R055285	000112 MARBLE	1500	526.1	4	3.5	FAIR	2010	2004	1.5	2175	2246		8/11/16	428,600	428,600	197
R055340	000009 CROSS TIMBER	1500	526.1	2	1.5	FAIR	2004	2004	1.5	1368	1159		11/9/16	347,200	347,200	254
R055292	000070 MARBLE	1500	526.1	3	2.5	FAIR	2004	2004	1.5	1997	2013		7/26/17	437,900	437,900	219
R054533	000042 FLAT TOP	1500	526.1	3	2.5	FAIR	2008	2003	1.5	1387	1184		8/10/17	399,200	399,200	288
EAST VAIL / BOOTH FALLS																
SUNDIAL																
R011385	005040 MAIN GORE PL #B4	4100.5	4100.14	3	3	AVG	2000	1981		2242	2328	INT	2/7/17	1,099,900	1,099,900	491
R011396	005040 MAIN GORE PL #E1	4100.5	4100.14	3	3	AVG	1990	1981		2560	2668	END	5/30/17	1,057,500	1,057,500	413
R011381	005040 MAIN GORE PL #A4	4100.5	4100.14	2	2.5	AVG	1990	1981		1983	1798	END	7/27/17	990,000	990,000	499
R011377	005040 MAIN GORE PL #A1	4100.5	4100.14	3	3	AVG	2004	1981		2251	2396	END	2/22/18	1,229,700	1,229,700	546
RIVERBEND																
R011286	004800 MEADOW DR #11	4100.5	4100.2	4	4	AVG	1990	1981		2600	2377		10/13/16	1,249,500	1,249,500	481
R011288	004800 MEADOW DR #13	4100.5	4100.2	3	3	AVG	1995	1981		1669	1609		4/24/17	962,500	962,500	577
R011298	004800 MEADOW DR #21	4100.5	4100.2	3	3	AVG	2004	1981		1655	1595		7/20/17	980,000	980,000	592
R011294	004800 MEADOW DR #18	4100.5	4100.2	3	3	AVG	2004	1981		1655	1595		5/8/18	1,085,000	1,085,000	656
BIGHORN TOWNHOUSES																
R003814	4718 MEADOW DR #B2	4100.5	4100.22	3	2	AVG	1990	1969		1173	1148		8/31/17	700,000	700,000	597
WOODRIDGE TOWN HOMES																
R010976	004545 BIGHORN RD	4100.5	4100.32	3	3	FAIR	2004	1979	1	2102	2067		1/12/17	840,000	840,000	400
PITKIN CREEK TOWN HOMES																
R008621	4010 FALL LINE DR #4	4100.5	4100.54	3	2.5	FAIR	1990	1980	1.5	1706	1728	END	8/9/16	514,000	627,080	368
R008634	3930 FALL LINE DR #15	4100.5	4100.54	2	2.5	FAIR	2004	1980	1.5	1706	1728	END	12/1/17	698,000	698,000	409
LIONSHEAD & CASCADE																

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
CASCADES ON GORE CREEK																
R039787	001390 WESTHAVEN DR	4225.5	4907	4	3	V GOOD	1995	1992	1.5	1884	1845		3/14/17	2,007,000	2,007,000	1066
WEST VAIL & INTERMOUNTAIN																
FLUSSHEIM TOWN HOUSE																
R041846	003008 S FRONTAGE RD W	4260.5	4074	3	1.5	AVG	1985	1972		1737	1836		7/6/16	600,000	600,000	345
HAMLET TOWN HOMES																
R012947	002014 W GORE CREEK DR #1	4260.5	4085	4	4	AVG	1990	1971	2	2655	2643		7/10/17	850,000	850,000	320
R012954	002014 W GORE CREEK DR #4	4260.5	4085	3	3	AVG	2007	1971		1621	1621		6/2/18	928,500	928,500	573
PINE RIDGE TOWN HOMES																
R013076	002199 CHAMONIX LN #14	4260.5	4134	2	2.5	AVG	2004	1972		1113	1110		11/4/16	470,000	470,000	422
R013195	002199 CHAMONIX LN #10	4260.5	4134	2	1.5	AVG	2004	1972		1113	1110		3/31/17	475,000	475,000	427
R013435	002199 CHAMONIX LN #5	4260.5	4134	2	1.5	AVG	2000	1972		1113	1110		4/3/17	475,000	475,000	427
R013408	002195 CHAMONIX LN #9	4260.5	4134	2	2	AVG	2000	1972		1113	1110		5/15/17	484,700	484,700	435
R013025	002199 CHAMONIX LN #1	4260.5	4134	2	1.5	AVG	2007	1972		1113	1110		4/23/18	519,000	519,000	466
CHATEAU TREMONTE																
R047921	001890 LIONS RIDGE LP #8	4260.5	41556	4	4.5	GOOD	1998	1998	1.5	2291	2318		9/14/16	1,100,000	1,100,000	480
R047919	001890 LIONS RIDGE LP #6	4260.5	41556	4	4.5	GOOD	2000	1998	1.5	2292	2323		8/15/17	1,155,800	1,155,800	504
R047918	001890 LIONS RIDGE LP #5	4260.5	41556	4	4.5	GOOD	1998	1998	1.5	2291	2318		9/29/17	1,100,000	1,100,000	480
R047924	001890 LIONS RIDGE LP #11	4260.5	41556	3	3.5	GOOD	2004	1998	1.5	1940	2037		5/24/18	1,172,500	1,172,500	605
TELEMARK CONDO																
R033243	001090 VAIL VIEW DR #11	4260.5	4160	2	2	AVG	2004	1972		1216	1202		12/15/17	653,750	653,750	538
INDIAN CREEK																
R042632	001139 SANDSTONE DR #4	4260.5	42042	5	5.5	GOOD	1995	1995	2.5	4286	4158	END	7/12/16	1,885,000	1,885,000	440
GARMISCH TOWNHOUSES																
R013686	002308 GARMISCH DR #15B	4260.5	4313	3	3	AVG	2005	1971	1.5	1932	2040	INT	5/22/18	877,000	877,000	454
RIDGE AT VAIL TOWN HOMES																
R065100	1460 RIDGE LN #C	4260.5	4494	4	4	GOOD	2000	1981	2	2537	2449		6/8/17	1,350,000	1,350,000	532
R065098	1460 RIDGE LN #A	4260.5	4494	4	4	GOOD	1990	1981	2	2304	2189		3/19/18	1,239,000	1,239,000	538
CONDOR FOUR PLEX																
R005758	003017 BASINGDALE BLVD #C	4260.5	4560	2	2	AVG	2000	1982	1.5	1390	1388	INT	9/19/16	469,000	469,000	338
VAIL POINT TOWNHOMES																
R009987	001881 LIONS RIDGE LP #32	4260.5	4566	4	3	GOOD	1990	1983	2	1720	1679	INT	8/23/16	875,000	875,000	509
R040068	001881 LIONS RIDGE LP #16	4260.5	4566	3	3	GOOD	1995	1993	2	1975	1959	INT	7/20/17	1,002,500	1,002,500	508

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R009911	001881 LIONS RIDGE LP #1	4260.5	4566	4	4.5	GOOD	2010	1983	1.5	1690	1776	END	6/6/18	1,465,000	1,465,000	867
MINTURN & REDCLIFF																
MINTURN TOWNE HOMES																
R057596	116 TAYLOR ST	4300.5	41953	3	3.5	GOOD	2009	2004	1	1544	1591	END	2/2/17	609,000	609,000	395
R057591	120 TAYLOR ST	4300.5	41953	3	3.5	GOOD	2009	2004	1	1532	1587	END	2/28/17	624,900	624,900	408
R059085	000110 E LIONS LN	4300.5	41953	3	3.5	GOOD	2006	2006	1	1654	1654	END	5/9/18	635,000	635,000	384
R058211	000105 LIONS LN	4300.5	41953	3	3.5	GOOD	2004	2004	2	1961	1948	INT	6/13/18	575,000	575,000	293
EAGLE-VAIL & AVON																
GLEN EAGLE TOWNHOMES																
R043259	000236 EAGLE RD #D	4400.5	40061.01	4	4	AVG	1996	1996	1.5	1717	1685		4/14/17	529,000	573,436	334
R043256	000236 EAGLE RD #A	4400.5	40061.01	4	4	AVG	2005	1996	1.5	1717	1685		2/28/18	564,500	578,048	337
104 EAGLE RD TOWNHOMES																
R042149	000104 EAGLE RD	4400.5	40061.02	4	4	AVG	1995	1995	1.5	1703	1693	INT	1/18/17	446,000	491,492	289
RIVER FORGE TOWNHOMES																
R041308	038967 HWY 6 #11	4400.5	41013	4	3.5	AVG	1995	1995	1.5	2163	2249		5/19/17	677,500	730,345	338
R041302	038967 HWY 6 #5	4400.5	41013	3	3.5	AVG	2000	1995	1.5	2201	2249		9/28/17	857,000	903,278	410
BASECAMP TOWNHOMES																
R067067	38359 HWY 6 #3A	4400.5	41014	3	3.5	V GOOD	2016	2016	1.5	2481	2442	INT	6/20/18	1,850,000	1,850,000	746
R067068	38359 HWY 6 #4A	4400.5	41014	3	3.5	V GOOD	2016	2016	1.5	2773	2682	END	6/20/18	2,095,000	2,095,000	756
WINTERGREEN TOWNHOMES																
R042624	002448 DRAW SPUR #1	4400.5	41255	3	2.5	AVG	2000	1995	1.5	1639	1628	END	5/10/18	611,000	614,666	375
FALCON TOWNHOME																
R042739	2133 SADDLE RIDGE LP #B	4400.5	41265	3	2.5	AVG	2000	1995	1.5	1805	1879		12/7/16	533,300	590,896	327
R042740	002133 SADDLE RIDGE LP #C	4400.5	41265	3	2.5	AVG	2005	1995	1.5	1805	1879		7/17/17	600,000	639,600	354
EAGLE RIDGE & SUNSET TOWNHOMES																
R043122	002433 DRAW SPUR #B1	4400.5	41301	4	3.5	AVG	2000	1995	1.5	1984	2060	END	6/1/17	572,500	613,720	309
COLUMBINE TOWNHOUSES																
R043287	000286 EAGLE RD #C	4400.5	41309	2	2	AVG	1995	1977	1	1175	1150		9/23/16	390,350	439,534	374
R043285	000286 EAGLE RD #A	4400.5	41309	2	2	AVG	2000	1977	1	1054	1044	END	9/29/17	443,500	467,449	444
TWIN BEARS TOWNHOMES																
R044650	002810 ONEAL SPUR #C	4400.5	41364	3	3.5	AVG	1997	1997	1.5	2615	2707	END	11/3/17	645,000	672,090	257
WEST COURT TOWNHOMES																
R044655	000013 EAGLE DR #D	4400.5	41371	4	4.5	AVG	2006	1996	1.5	1971	2002		2/7/18	645,000	660,480	335

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
PINES OF WILDRIDGE																
R045784	002511 OLD TRAIL RD #B	4400.5	41409	3	2.5	GOOD	1996	1996	2	1529	1529		9/29/16	517,000	582,142	381
R045786	002511 OLD TRAIL RD #D	4400.5	41409	3	2.5	GOOD	1996	1996	2	1529	1529	END	2/3/17	495,000	542,520	355
ELK RUN TOWNHOMES																
R046250	002465 DRAW SPUR #B	4400.5	41457	3	2.5	AVG	1997	1997	1.5	1707	1771		5/31/17	511,500	551,397	323
THE ORCHARD TOWNHOMES																
R046256	002311 OLD TRAIL RD #D	4400.5	41458	3	3	AVG	2005	1997	2	1468	1468	END	12/19/17	499,000	516,964	352
VILLAMONTE AT WILDRIDGE																
R046259	002455 OLD TRAIL RD #C	4400.5	41459	3	3.5	AVG	2002	1998	1	2245	2392		10/18/16	520,000	582,400	259
WILDWOOD																
R060502	001066 W WILDWOOD RD #D	4400.5	41475	1	1	AVG	1995	1995	1.5	937	905		2/13/17	329,400	361,022	385
R046662	1080 W WILDWOOD RD #C	4400.5	41475	3	2.5	AVG	1998	1998	2.5	1698	1702	END	9/28/17	565,000	595,510	351
COYOTE CREEK																
R046689	002492 DRAW SPUR #C	4400.5	41478	3	2.5	GOOD	2000	1998	1.5	1622	1678		2/23/18	590,000	604,160	372
ROCKIN HORSE RIDGE																
R048757	002000 WILDRIDGE RD #C3	4400.5	41552	3	3.5	AVG	2005	1998	1.5	2239	2311	END	10/4/17	667,700	699,749	313
R048755	002000 WILDRIDGE RD #C1	4400.5	41552	3	3.5	AVG	1998	1998	1.5	2231	2303	END	6/13/18	700,000	700,000	314
SAGE HILL TOWNHOMES																
R048130	003062 WILDRIDGE RD #1	4400.5	41565	4	5	GOOD	2000	1998	1.5	2020	1981	END	2/28/18	644,990	660,469	327
TIMBERGREEN TH																
R014486	000044 LARKSPUR LN #12	4400.5	4166	3	2.5	AVG	1980	1974	1	1927	2063	END	9/14/16	508,000	572,008	297
R014473	000100 LARKSPUR LN #4	4400.5	4166	3	2.5	AVG	1995	1974		1424	1530	END	3/22/17	445,000	485,050	341
VIEW TOWNHOMES																
R052300	002170 SADDLE RIDGE LP #D	4400.5	41767	4	3	GOOD	2001	2001	1.5	2408	2426		12/8/17	856,000	886,816	368
MOUNTAIN VILLAS TOWNHOMES																
R063755	003070 WILDRIDGE RD #D	4400.5	41890	3	3.5	GOOD	2009	1983	1	2142	2077		3/31/17	670,000	730,300	341
GANDORF TOWNHOMES																
R065052	2101 OLD TRAIL RD #B	4400.5	41895	4	3.5	GOOD	2011	2011	1.5	1850	1960		5/23/18	665,000	668,990	362
EAGLE-VAIL TOWNHOUSES																
R015602	000719 DEER BLVD #2	4400.5	4271	3	2	AVG	1978	1978		1418	1480	INT	2/6/17	475,000	520,600	367
R003823	000825 DEER BLVD #2	4400.5	4271	2	1.5	AVG	1990	1978		1009	980	INT	9/28/17	360,000	379,440	376
R006091	000749 DEER BLVD #1	4400.5	4271	3	2	AVG	1990	1978		1426	1480	END	5/18/18	490,000	492,940	346
MET REPLAT																

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R016772	000771 STONE CREEK DR	4400.5	4286	3	3	GOOD	1984	1978	1	1691	1806	INT	4/21/17	452,500	490,510	290
R017055	000791 STONE CREEK DR	4400.5	4286	3	3	GOOD	1984	1979	1	1690	1806	END	6/21/18	537,500	537,500	318
14TH TEE TOWNHOUSES																
R014603	000104 ELK LN #3	4400.5	4287	3	2	AVG	1990	1978	1	1310	1311	INT	2/21/17	575,000	630,200	481
TROLLHAUGEN TOWNHOUSE																
R015132	000282 ELK LN #2	4400.5	4295	3	2.5	AVG	2000	1978		1931	2019	INT	1/5/17	628,000	692,056	358
R015131	000282 ELK LN #1	4400.5	4295	3	3	AVG	1985	1978		1934	2028	END	10/27/17	540,000	565,920	293
NORSJORD TOWNHOUSES																
R015143	000226 ELK LN #3	4400.5	4301	4	3.5	AVG	2005	1978		1922	2019	INT	11/14/17	613,000	638,746	332
R015144	000226 ELK LN #4	4400.5	4301	4	3.5	AVG	2005	1978		1922	2019	END	12/1/17	646,000	669,256	348
DANVID & DANVID WEST																
R016521	000308 ELK LN #A	4400.5	4310	3	3.5	AVG	2005	1978	1	1938	2016	END	11/18/16	628,500	700,149	361
SOUTH HAMPTON TH																
R016302	000346 EAGLE RD #2	4400.5	4326	3	3	GOOD	1984	1979	1	1438	1430	INT	8/31/16	415,000	469,780	327
R016307	000362 EAGLE RD #3	4400.5	4326	3	2	GOOD	1995	1980	1	1438	1430	INT	9/2/16	479,990	540,468	376
R016305	000362 EAGLE RD #1	4400.5	4326	3	3	GOOD	1985	1980	1	1401	1391	END	6/30/17	497,000	532,784	380
MOUNTAIN TERRACE CONDO																
R016688	000225 EAGLE DR #9B	4400.5	4340	3	2.5	AVG	1986	1979	1.5	1690	1672		11/10/16	489,990	545,848	323
R016419	000225 EAGLE DR #9A	4400.5	4340	3	3	AVG	1985	1979	1.5	1694	1680		9/14/17	503,000	530,162	313
R015895	000225 EAGLE DR #5B	4400.5	4340	3	2.5	AVG	1986	1979	1	1690	1672		10/5/17	520,000	544,960	323
R012564	000225 EAGLE DR #8A	4400.5	4340	3	2.5	AVG	1989	1979	1.5	1704	1680		5/11/18	600,500	604,103	355
R015903	000225 EAGLE DR #1C	4400.5	4340	4	3.5	AVG	1985	1979	1	2253	2340	END	6/22/18	608,000	608,000	270
WASHINGTON PARK SWIM & TENNIS																
R010919	000151 COLUMBINE CIR #2D	4400.5	4345	4	2.5	GOOD	1985	1979		1983	2082	END	6/30/17	475,000	509,200	257
R010942	000119 COLUMBINE CIR #4A	4400.5	4345	3	2.5	GOOD	1984	1979		1826	1908	END	3/21/18	478,000	486,604	267
R010943	000119 COLUMBINE CIR #4B	4400.5	4345	4	2.5	GOOD	1990	1979		1998	2103	END	3/27/18	597,500	608,255	305
SNOWBERRY TOWNHOUSES																
R039570	002530 OLD TRAIL RD #D	4400.5	4374	4	3	AVG	1992	1992	1	1647	1709	END	5/29/18	485,000	487,910	296
R039498	002530 OLD TRAIL RD #B	4400.5	4374	4	3	AVG	2002	1992	1	1621	1689	INT	6/30/18	499,000	499,000	308
R039499	002530 OLD TRAIL RD #C	4400.5	4374	4	3	AVG	1992	1992	1	1621	1689	INT	6/30/18	499,000	499,000	308
SUNNYSIDE AT AVON																
R016374	000220 NOTTINGHAM RD #4	4400.5	4413	4	4	AVG	1980	1980	1.5	2231	2190	INT	12/1/17	532,800	551,980	247
CHAMBERTIN TOWN HOMES																

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R022281	000440 NOTTINGHAM RD #13	4400.5	4474	3	3.5	GOOD	1985	1980	1.5	2764	2914	END	3/20/17	482,600	526,034	190
R031121	000420 NOTTINGHAM RD #5	4400.5	4474	3	3.5	GOOD	2013	2013	1.5	2646	2793	END	6/16/17	653,000	700,016	265
DEER CREEK TOWNHOMES																
R012269	000665 DEER BLVD #J	4400.5	4517	3	3	GOOD	1995	1981	1	2166	2101	END	5/18/17	635,000	684,530	316
R012268	000665 DEER BLVD #H	4400.5	4517	3	2.5	GOOD	1986	1981	1	2093	2022	INT	10/12/17	612,500	641,900	307
RIVERSIDE SUNHOMES																
R012274	000138 RIVERSIDE CT #D	4400.5	4535	3	2	AVG	2000	1981	1	1801	1493	END	10/4/16	527,000	590,240	328
R012271	000138 RIVERSIDE CT #A	4400.5	4535	3	2	AVG	1981	1981	1	1716	1493	END	6/30/18	475,000	475,000	277
ELEVENTH FAIRWAY																
R029477	000691 DEER BLVD #C	4400.5	4719	4	3	AVG	1999	1989	1	1990	2075		11/30/16	636,500	709,061	356
R029475	000691 DEER BLVD #A	4400.5	4719	4	3	AVG	1999	1989	1	1990	2075	END	6/5/18	692,000	692,000	348
R029476	000691 DEER BLVD #B	4400.5	4719	4	3	AVG	1989	1989	1	1990	2075		6/11/18	625,000	625,000	314
SKI VISTA TOWNHOMES																
R039579	002100 OLD TRAIL RD #B3	4400.5	4904	3	2.5	AVG	1992	1992	1.5	1332	1291		6/29/18	500,000	500,000	375
CLIFFROSE TOWNHOMES																
R039515	002111 SADDLE RIDGE LP #A	4400.5	4919	4	3	AVG	1992	1992	1	1633	1695	END	12/20/16	455,000	504,140	309
R039516	002111 SADDLE RIDGE LP #B	4400.5	4919	4	3	AVG	1992	1992	1	1638	1704		2/14/18	510,000	522,240	319
BRISTOL PINES TOWNHOMES																
R039863	000600 NOTTINGHAM RD #4	4400.5	4929	3	3.5	AVG	2000	1992	1.5	1347	1337		8/31/17	455,000	482,300	358
R039862	000600 NOTTINGHAM RD #3	4400.5	4929	3	3.5	AVG	2000	1992	1.5	1350	1341		4/30/18	485,000	490,820	363
R039870	000600 NOTTINGHAM RD #19	4400.5	4929	3	3.5	AVG	1993	1993	1.5	1347	1337		6/11/18	450,000	450,000	334
R039867	000600 NOTTINGHAM RD #16	4400.5	4929	2	2	AVG	1993	1993	1.5	946	936		6/15/18	380,000	380,000	402
STONEBRIAR TOWNHOMES																
R040061	002909 JUNE CREEK TRL #1	4400.5	4935	3	3	AVG	1992	1992	1	1998	2138		8/17/17	531,000	562,860	282
BEAVER CREEK & BACHELOR GULCH																
THE ASPENS @ BC TOWNHOMES																
R045081	000260 ASPEN LN #5	4450.5	41377	4	4.5	V GOOD	2005	1996	1.5	3213	3217	END	4/13/17	2,081,257	2,081,257	648
R045079	000220 ASPEN LN #3	4450.5	41377	5	5	V GOOD	2000	1996	1.5	3053	3109		4/25/17	1,800,000	1,800,000	590
R045378	000320 ASPEN LN #8	4450.5	41377	4	4	V GOOD	2000	1997	2	3127	3183		11/29/17	1,595,145	1,595,145	510
VILLA MONTANE @ BC																
R048294	00063A AVONDALE LN #R218	4450.5	41570	4	4	GOOD	2010	1998		2330	2308		7/1/16	2,175,000	2,175,000	934
R048303	00063A AVONDALE LN #R227	4450.5	41570	4	4	GOOD	2010	1998		2606	2580	END	10/25/17	2,280,000	2,280,000	875
BUCKHORN TOWNHOMES																

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R048575	000262 BACHELOR RIDGE	4450.5	41578	4	5	GOOD	2005	1998	2	2714	2668		7/7/16	1,507,500	1,507,500	556
R049405	000087 BUCKHORN LN	4450.5	41578	3	4	GOOD	2005	1999	2	2440	2375		10/12/16	1,740,000	1,740,000	713
R049964	000053 BUCKHORN LN	4450.5	41578	3	4	GOOD	2005	1999	2	2588	2527		10/14/16	1,799,900	1,799,900	696
R048572	000268 BACHELOR RIDGE	4450.5	41578	3	4	GOOD	2005	1998	2	2788	2741		4/7/17	1,413,000	1,413,000	507
R048737	000090 BUCKHORN LN	4450.5	41578	5	5	GOOD	2005	1998	2.5	3374	3463	END	4/2/18	2,200,000	2,200,000	652
VILLAGE WALK																
R059773	000046 VILLAGE WALK	4450.5	464.01	5	5.5	EXE	2006	2006	2.5	5482	5174		1/10/17	5,915,000	5,915,000	1079
R059765	000055 VILLAGE WALK	4450.5	464.01	4	4.5	EXE	2006	2006	2.5	4301	4567		4/6/17	5,460,000	5,460,000	1270
R059770	000066 VILLAGE WALK	4450.5	464.01	4	5	EXE	2006	2006	2.5	4642	4380		5/4/17	5,239,000	5,239,000	1129
R059201	000135 VILLAGE WALK	4450.5	464.01	4	4.5	EXE	2010	2006	2.5	4358	4578		6/12/18	5,445,000	5,445,000	1250
SADDLERIDGE VILLAS																
R041345	000044 MEADOW LN #9	4450.5	4663	3	4	V GOOD	2015	1987		2442	2374		11/3/17	1,900,000	1,900,000	778
LARKSPUR VILLAS																
R006566	000011 LARKSPUR LN	4450.5	4740	6	6.5	V GOOD	2005	1989	1.5	3584	3705	END	12/8/16	2,800,000	2,800,000	781
PINEHURST																
R039512	000045 RED SPRUCE LN	4450.5	4916	5	5	V GOOD	2000	1992	1.5	4312	4477		2/9/18	3,765,000	3,765,000	873
ARROWHEAD																
DAKOTA AT ARROWHEAD																
R041858	000053 DAKOTA CT	4470.5	41020	4	4.5	GOOD	2000	1994	2	3054	3237	END	5/24/17	1,292,500	1,292,500	423
R041387	000010 DAKOTA PARK	4470.5	41020	4	4.5	GOOD	2010	1994	1.5	3139	3327		8/4/17	1,583,000	1,583,000	504
R041395	000063 DAKOTA PARK	4470.5	41020	4	4.5	GOOD	2005	1994	2	3019	3201	END	6/26/18	1,550,000	1,550,000	513
EDWARDS																
CASTLE PEAK TOWNHOMES																
R040566	000170 ARLINGTON PL #F3	4500.5	40969	3	2.5	AVG	1999	1994	1.5	1748	1715		11/9/16	499,000	574,848	329
R041494	000083 ARLINGTON PL #A2	4500.5	40969	3	2.5	AVG	1999	1994	1	1523	1582		11/22/16	464,000	534,528	351
R041493	000082 ARLINGTON PL #A1	4500.5	40969	2	2.5	AVG	2004	1994	1	1335	1366		8/1/17	505,000	545,400	409
R041499	000088 ARLINGTON PL #C1	4500.5	40969	2	2.5	AVG	1999	1994	1	1335	1366		8/14/17	486,300	525,204	393
R040561	000170 ARLINGTON PL #E1	4500.5	40969	2	2.5	AVG	2004	1994	1	1466	1447		10/24/17	513,000	545,832	372
R041501	000090 ARLINGTON PL #C3	4500.5	40969	3	2.5	AVG	1994	1994	1.5	1659	1734		10/26/17	555,000	590,520	356
TERRACE RIDGE AT THE HOMESTEAD																
R045171	000288 EDWARDS VILLAGE BLVD #12B	4500.5	41291	2	3.5	AVG	2001	1997	1	2014	2125		9/6/16	553,000	645,904	321
R042951	000288 EDWARDS VILLAGE BLVD #2A	4500.5	41291	3	3.5	AVG	1995	1995	1.5	2123	2250	END	9/22/16	578,900	676,155	318
R045174	000288 EDWARDS VILLAGE BLVD #12E	4500.5	41291	3	3.5	AVG	2010	1997	1.5	2197	2329	END	11/10/16	670,000	771,840	351

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R044579	000288 EDWARDS VILLAGE BLVD #9B	4500.5	41291	2	3.5	AVG	2010	1996	1	2014	2125		11/18/16	575,000	662,400	329
R045168	000288 EDWARDS VILLAGE BLVD #11B	4500.5	41291	2	3.5	AVG	1996	1996	1	2014	2125		12/30/16	550,000	629,200	312
R044565	000288 EDWARDS VILLAGE BLVD #4A	4500.5	41291	3	3.5	AVG	2003	1996	1.5	2123	2250	END	6/16/17	679,900	745,170	351
R044568	000288 EDWARDS VILLAGE BLVD #6C	4500.5	41291	3	3.5	AVG	2005	1996	1.5	2146	2267	END	11/2/17	625,000	660,000	308
R044574	000288 EDWARDS VILLAGE BLVD #8A	4500.5	41291	3	3.5	AVG	1996	1996	1.5	2123	2250	END	4/13/18	630,000	640,080	301
LOWER HOMESTEAD TOWNHOMES																
R045186	000015 ASPEN GLEN	4500.5	41303	3	2.5	GOOD	2007	1997	1.5	2140	2218		11/15/16	598,000	688,896	322
RED TAIL TOWNHOMES																
R043388	000044 RED TAIL DR	4500.5	41316	3	2.5	AVG	2006	1996	1.5	1689	1504		11/1/17	590,000	623,040	369
R043385	56 RED TAIL DR	4500.5	41316	3	2.5	AVG	2002	1996	1.5	1850	1649		6/29/18	600,000	600,000	324
ELK MEADOWS TOWNHOMES																
R043828	000720 IMPERIAL DR	4500.5	41338	3	4	GOOD	2002	1996	3	1715	1691	INT	5/1/17	565,000	623,760	364
R043836	000540 IMPERIAL DR	4500.5	41338	4	4	GOOD	2006	1996	3	1715	1691	INT	6/15/17	610,000	668,560	390
R046207	000460 IMPERIAL DR	4500.5	41338	4	3.5	GOOD	1997	1997	1.5	2087	2143	END	7/13/17	585,000	636,480	305
R044925	000920 IMPERIAL DR	4500.5	41338	3	4	GOOD	2006	1996	3	1715	1691	INT	10/31/17	580,000	617,120	360
R046208	000440 IMPERIAL DR	4500.5	41338	3	3.5	GOOD	1997	1997	3	1715	1691	INT	6/29/18	565,000	565,000	329
STONEGATE VILLAGE TOWNHOUSES																
R045939	000159 STONEGATE CIR	4500.5	41440	3	2.5	AVG	2010	1997	2	1267	1232	INT	10/12/16	429,000	497,640	393
R045937	000179 STONEGATE CIR	4500.5	41440	3	2.5	AVG	2005	1997	1	1436	1401	END	12/12/16	449,000	513,656	358
R045948	000109 STONEGATE CIR	4500.5	41440	2	2.5	AVG	2002	1997	1	1267	1232		7/24/17	450,000	489,600	386
R045945	000131 STONEGATE CIR	4500.5	41440	3	2.5	AVG	2005	1997	1	1436	1401	END	8/22/17	490,000	529,200	368
R045950	000089 STONEGATE CIR	4500.5	41440	3	2.5	AVG	2005	1997	1	1436	1401		1/23/18	489,000	508,560	354
R045958	000041 STONEGATE CIR	4500.5	41440	3	2.5	AVG	2007	1997	1	1436	1401		1/26/18	510,000	530,400	369
R045951	000087 STONEGATE CIR	4500.5	41440	2	2.5	AVG	1997	1997	1	1267	1232		5/31/18	462,000	465,696	368
STAGS LEAP TOWNHOMES																
R046147	001045 EDWARDS VILLAGE BLVD #B6	4500.5	41445	3	3	AVG	2002	1997	1	1710	1685	END	9/2/16	515,000	601,520	352
R046409	001045 EDWARDS VILLAGE BLVD #A3	4500.5	41445	3	3	AVG	2002	1997	1	1766	1741		11/9/16	514,500	592,704	336
R046411	001045 EDWARDS VILLAGE BLVD #A5	4500.5	41445	3	3	AVG	1997	1997	1	1714	1689		9/28/17	524,000	561,728	328
R046412	001045 EDWARDS VILLAGE BLVD #A6	4500.5	41445	3	3	AVG	2002	1997	1	1714	1689	END	4/23/18	520,000	528,320	308
LES PYRENEEZ																
R031393	002035 CORDILLERA WY	4500.5	4715	4	4.5	V GOOD	2008	1988	1.5	5025	5118		5/4/17	1,408,000	1,554,432	309
MISSION RIDGE TOWNHOMES																
R029854	000059 MISSION PL	4500.5	4834	4	3.5	GOOD	1999	1992	1.5	3461	3597		11/17/17	950,000	1,003,200	290

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R029867	000108 MISSION PL	4500.5	4834	3	3	GOOD	2001	1991	1.5	1772	1732		2/28/18	870,000	897,840	507
MORNING STAR TOWNHOMES																
R039212	000460 MOONRIDGE DR #4D	4500.5	4863	3	2.5	AVG	1991	1991	1.5	1723	1824		8/10/16	466,000	548,016	318
R039222	000274 BEARD CREEK RD #2G	4500.5	4863	2	2.5	AVG	2000	1992	1	1382	1472		1/10/17	415,500	472,008	341
R039219	000274 BEARD CREEK RD #3F	4500.5	4863	2	2.5	AVG	1992	1992	1	1382	1472		2/18/17	395,000	445,560	322
R039236	000460 MOONRIDGE DR #4J	4500.5	4863	3	2.5	AVG	2005	1992	1.5	1723	1824		12/11/17	617,000	646,616	375
R039233	000460 MOONRIDGE DR #1J	4500.5	4863	3	2.5	AVG	2001	1992	1.5	1723	1824		5/18/18	570,000	574,560	333
SOUTHFORK MEADOWS																
R058927	000104 N BRETT TRL	4500.5	4881	3	3.5	AVG	2005	2005	1.5	2393	2606		1/23/17	765,000	869,040	363
R053061	000183 N BRETT TRL	4500.5	4881	4	3.5	AVG	2001	2001	1.5	2400	2605		3/29/17	670,000	750,400	313
R059796	000138 N BRETT TRL	4500.5	4881	4	4.5	AVG	2006	2006	1.5	2636	2831		7/5/17	815,000	886,720	336
R053057	000207 N BRETT TRL	4500.5	4881	4	3.5	AVG	2006	2001	1.5	2406	2604		10/27/17	779,000	828,856	345
R058930	000124 N BRETT TRL	4500.5	4881	4	4.5	AVG	2005	2005	1.5	2639	2831		4/17/18	778,000	790,448	300
R053059	000195 N BRETT TRL	4500.5	4881	4	3.5	AVG	2001	2001	1.5	2400	2605		6/13/18	754,000	754,000	314
MATCHPOINT TOWN HOMES																
R039904	1000 HOMESTEAD DR	4500.5	4924	3	3.5	AVG	2002	1992		1651	1749		7/18/16	427,500	506,160	307
R039887	001000 HOMESTEAD DR	4500.5	4924	4	3.5	AVG	1992	1992	1	2714	2854		9/27/17	616,000	660,352	243
LAS VISTAS AT SINGLETREE																
R042799	751 SINGLETREE RD #23	4500.5	4973	4	3	AVG	2000	1995	1	2503	2516		9/22/16	690,000	805,920	322
R040655	751 SINGLETREE RD #4	4500.5	4973	4	3.5	AVG	2003	1993	2	2631	2670		8/11/17	1,125,000	1,215,000	462
EAGLE																
PINON VALLEY TOWNHOMES																
R043519	000510 BRUSH CREEK TER #B1	4800.5	41293	3	2.5	AVG	1996	1996	1	1547	1526		8/1/16	352,500	414,540	268
R046795	000510 BRUSH CREEK TER #F2	4800.5	41293	3	2.5	AVG	1998	1998	1	1649	1631		8/19/16	377,000	443,352	269
R042968	000510 BRUSH CREEK TER #A2	4800.5	41293	3	2.5	AVG	1995	1995	1	1837	1820		9/12/16	380,000	443,840	242
R043519	000510 BRUSH CREEK TER #B1	4800.5	41293	3	2.5	AVG	1996	1996	1	1547	1526		4/4/17	372,500	414,220	268
R046796	000510 BRUSH CREEK TER #F3	4800.5	41293	3	2.5	AVG	1998	1998	1	1635	1617		6/2/17	400,000	438,400	268
R046791	000510 BRUSH CREEK TER #G1	4800.5	41293	3	2	AVG	1997	1997	1	1576	1542		10/4/17	402,500	428,260	272
R044609	000510 BRUSH CREEK TER #K1	4800.5	41293	3	2.5	AVG	1996	1996	1	1609	1575		11/28/17	389,000	410,784	255
R046222	000510 BRUSH CREEK TER #H1	4800.5	41293	3	2.5	AVG	1997	1997	1	1605	1575	END	6/5/18	375,000	375,000	234
RED CANYON TOWNHOMES																
R049769	000076 CHRISTIAN CT	4800.5	41477	3	3	FAIR	2003	1999		1638	1729		7/8/16	310,000	367,040	224
R047950	000080 CHELSEA CT	4800.5	41477	3	3	FAIR	1998	1998		1586	1680		5/1/17	335,000	369,840	233

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R047966	000039 CHELSEA CT	4800.5	41477	3	3	FAIR	1998	1998		1602	1696	END	5/5/17	333,500	368,184	230
R046709	65 CHELSEA CT	4800.5	41477	3	3	FAIR	1997	1997		1602	1696	END	5/25/17	325,000	358,800	224
R047968	000035 CHELSEA CT	4800.5	41477	3	3	FAIR	2003	1998		1586	1680	END	5/26/17	340,000	375,360	237
R047967	000037 CHELSEA CT	4800.5	41477	3	3	FAIR	1998	1998		1602	1696	END	6/17/17	340,000	372,640	233
R049785	000047 CHRISTIAN CT	4800.5	41477	3	3	FAIR	2003	1999	1	1638	1729		6/30/17	369,000	404,424	247
R049801	000015 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999	1	1658	1749	END	8/1/17	363,000	392,040	236
R046766	000053 CHELSEA CT	4800.5	41477	3	3	FAIR	1997	1997		1558	1652		8/7/17	358,000	386,640	248
R046708	000067 CHELSEA CT	4800.5	41477	3	3	FAIR	1997	1997		1586	1680		8/8/17	325,000	351,000	221
R049787	000043 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999	1	1658	1749	END	10/18/17	375,000	399,000	241
R049778	000061 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999	1	1634	1729		12/1/17	355,000	372,040	228
R049781	000055 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999	1	1658	1749	END	12/8/17	377,750	395,882	239
R049786	000045 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999	1	1658	1749	END	12/12/17	375,000	393,000	237
R046712	000059 CHELSEA CT	4800.5	41477	3	3	FAIR	1997	1997		1586	1680		12/20/17	340,000	356,320	225
R049779	000059 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999		1638	1729	INT	2/28/18	335,000	345,720	211
R049785	000047 CHRISTIAN CT	4800.5	41477	3	3	FAIR	2003	1999	1	1638	1729		4/18/18	416,900	423,570	259
R046758	000077 CHELSEA CT	4800.5	41477	3	3	FAIR	1998	1998		1586	1680		5/7/18	355,000	357,840	226
R046761	000083 CHELSEA CT	4800.5	41477	3	3	FAIR	1998	1998		1602	1696	END	6/6/18	359,500	359,500	224
R049784	000049 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999		1638	1729		6/7/18	367,500	367,500	224
R049771	000072 CHRISTIAN CT	4800.5	41477	3	3	FAIR	2003	1999		1638	1729		6/8/18	379,000	379,000	231
R049783	000051 CHRISTIAN CT	4800.5	41477	3	3	FAIR	1999	1999	1	1638	1729		6/15/18	400,000	400,000	244
R047967	000037 CHELSEA CT	4800.5	41477	3	3	FAIR	2003	1998		1602	1696	END	6/29/18	387,000	387,000	242
OVERLOOK TOWNHOMES																
R048815	000201 GOLDEN EAGLE RD #C3	4800.5	41574	3	2.5	AVG	1999	1999	1	1726	1712		9/22/16	379,000	442,672	256
R048814	000201 GOLDEN EAGLE RD #C2	4800.5	41574	3	2.5	AVG	1999	1999	1	1726	1712	INT	11/1/16	355,000	408,960	237
R048813	000201 GOLDEN EAGLE RD #C1	4800.5	41574	3	2.5	AVG	1999	1999	1	1726	1712		6/26/18	425,000	425,000	246
BLUFFS TOWNHOMES																
R056143	000060 MILL RD #N1	4800.5	41878	3	2.5	FAIR	2004	2004	1	1609	1599	END	7/21/16	349,950	414,340	258
R056138	000060 MILL RD #A2	4800.5	41878	3	2	FAIR	2004	2004	1	1633	1613		8/26/16	350,000	411,600	252
R056345	000060 MILL RD #C3	4800.5	41878	3	2.5	FAIR	2005	2005	1	1609	1599		9/8/16	370,000	432,160	269
R057444	000060 MILL RD #J2	4800.5	41878	4	2.5	FAIR	2005	2005	2	1936	2085		10/3/16	379,000	439,640	227
R056149	60 MILL RD #H4	4800.5	41878	2	2	FAIR	2004	2004		1265	1240		10/24/16	304,000	352,640	279
R057446	000060 MILL RD #F1	4800.5	41878	3	2.5	FAIR	2005	2005	2.5	1895	1717		10/27/16	398,000	461,680	244
R057450	000060 MILL RD #E2	4800.5	41878	3	2.5	FAIR	2005	2005	2.5	1890	1745		6/30/17	425,000	465,800	246

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R056354	000060 MILL RD #G4	4800.5	41878	2	2	FAIR	2005	2005		1265	1240		8/2/17	350,000	378,000	299
CASTLE VIEW TOWNHOMES																
R056336	000297 FOUNDERS AVE	4800.5	41900	3	3.5	AVG	2005	2005	1	1990	2091		8/24/16	480,000	564,480	284
R056335	000305 FOUNDERS AVE	4800.5	41900	4	3.5	AVG	2010	2005	1	2470	2596		6/11/18	635,000	635,000	257
GAMBEL STREET TH																
R058361	000420 FOUNDERS AVE	4800.5	41990	4	3.5	AVG	2005	2005	1	2437	2553	END	8/15/17	517,000	558,360	229
R058353	000012 GAMBEL ST	4800.5	41990	3	2.5	AVG	2005	2005	1	1677	1627	END	11/27/17	440,000	464,640	277
R058355	000022 GAMBEL ST	4800.5	41990	3	2.5	AVG	2005	2005	1	1677	1627	INT	4/17/18	421,200	427,939	255
R058357	000038 GAMBEL ST	4800.5	41990	3	2.5	AVG	2005	2005	1	1677	1627	END	4/20/18	455,000	462,280	276
EAGLE RANCH LIVE WORK TH																
R059987	000077 GAMBEL ST #A	4800.5	42047	2	1.5	AVG	2007	2007		843	793		11/2/16	442,000	509,184	604
316 WALL STREET TOWNHOMES																
R067211	316 WALL ST #4	4800.5	42268	2	2.5	AVG	2018	2018	1	1281	1281		6/1/18	425,000	425,000	332
EAGLE TOWN HOUSE I																
R019127	000085 CHAMBERS AVE #7	4800.5	4257	3	3	FAIR	1990	1977		1475	1566		8/8/16	259,200	304,819	207
R019126	000085 CHAMBERS AVE #6	4800.5	4257	3	1.5	FAIR	1997	1977		1475	1566		5/11/18	312,500	315,000	214
JUNIPER HILL																
R019166	000526 E THIRD ST	4800.5	4306	2	1	FAIR	1999	1977		1264	1251		10/19/16	235,000	272,600	216
R019171	534 E THIRD ST	4800.5	4306	3	2	FAIR	1990	1977		1463	1756		3/17/17	246,400	275,968	189
R019166	000526 E THIRD ST	4800.5	4306	2	1	FAIR	1999	1977		1264	1251		7/19/17	285,000	310,080	245
R019168	000530 E THIRD ST	4800.5	4306	2	1	FAIR	1999	1977		1095	1150		8/18/17	275,000	297,000	271
R019172	000536 E THIRD ST	4800.5	4306	3	2	FAIR	1995	1977		1700	1805		3/8/18	363,000	371,712	219
BRUSH CREEK BEND TOWNHOMES																
R019924	000801 BRUSH CREEK TER #H	4800.5	4478	3	2	AVG	2000	1980		1540	1529	END	12/19/16	371,000	424,424	276
K & B TOWNHOMES																
R020745	000711 BULL RUN #2	4800.5	4569	3	2	FAIR	1995	1980		1390	1440		7/26/16	327,500	387,760	279
BRUSH CREEK VILLAGE TOWNHOMES																
R066272	1935 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2014	2014	1	1779	1748	END	10/14/16	429,000	497,640	280
R066274	2023 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2014	2014	1	1845	1808	INT	10/14/16	399,000	462,840	251
R066273	1955 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2014	2014	1	1750	1722	INT	10/28/16	399,000	462,840	265
R066276	2077 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2014	2014	1	1929	1884	END	11/29/16	439,000	505,728	262
R066278	2137 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2016	2016	1	1750	1722	INT	4/20/17	429,000	477,048	273
R060862	001003 MONTGOMERIE CIR	4800.5	4807	4	2.5	AVG	2007	2007	1	2223	1918	END	4/27/17	435,000	483,720	218

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R066279	2153 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2016	2016	1	1845	1808	INT	5/2/17	425,000	469,200	254
R063980	1424 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2009	2009	1	2111	2240		5/12/17	418,000	461,472	219
R066281	2171 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2016	2016	1	1929	1884	END	5/19/17	469,000	517,776	268
R066575	2567 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2016	2016	2	2353	2295		6/20/17	604,700	662,751	282
R066574	2525 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2016	2016	2	2314	2257		6/26/17	569,000	623,624	270
R060517	000708 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2007	2007	1	2433	2583		6/28/17	455,000	498,680	205
R060869	001028 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2007	2007	1	1969	1708		6/28/17	430,000	471,280	239
R063982	1502 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2009	2009	1	1800	1771		7/28/17	431,600	469,580	261
R065419	1652 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2013	2013	1	1717	1717	INT	9/18/17	411,000	440,592	257
R066572	2241 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2017	2017	2	2353	2295		10/26/17	631,200	671,596	285
R066571	2221 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2017	2017	2	2371	2304		1/3/18	598,000	621,920	262
R060507	003263 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2007	2007	2	2371	2304		2/27/18	585,000	603,720	255
R065416	0897 MONTGOMERIE CIR	4800.5	4807	4	3.5	AVG	2013	2013	1	2473	2630	END	4/2/18	470,000	477,520	193
R060522	000759 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2007	2007	1	2009	1750		4/13/18	430,500	437,388	218
R060863	001025 MONTGOMERIE CIR	4800.5	4807	3	2.5	AVG	2007	2007	1	1994	1740		4/16/18	440,000	447,040	224
R066277	2129 MONTGOMERIE CIR	4800.5	4807	4	2.5	AVG	2016	2016	1	1779	1748	END	6/5/18	442,000	442,000	248
R060235	000082 MONTGOMERIE CIR	4800.5	4807	2	1.5	AVG	2007	2007	1	1473	1457	INT	6/25/18	375,000	375,000	255
MACDONALD STREET TOWNHOMES																
R054587	000046 MACDONALD ST	4800.5	4821	3	3.5	AVG	2002	2002	1	1707	1809		7/14/16	388,000	459,392	269
R059674	000264 FOUNDERS AVE	4800.5	4821	3	3	AVG	2006	2006		1768	1740		8/16/16	399,000	469,224	265
R053070	000021 MACDONALD ST	4800.5	4821	4	3	AVG	2001	2001	1	1735	1812		8/22/16	395,000	464,520	268
R054589	000054 MACDONALD ST	4800.5	4821	3	2	AVG	2002	2002	1	1759	1466	END	8/25/16	400,000	470,400	267
R059102	000825 SYLVAN LAKE RD	4800.5	4821	3	2.5	AVG	2006	2006	1	2077	1729		3/17/17	447,500	501,200	241
R053073	000035 MACDONALD ST	4800.5	4821	4	3	AVG	2001	2001	1	2198	2277	END	4/24/17	460,000	511,520	233
R054579	000008 MACDONALD ST	4800.5	4821	3	3	AVG	2002	2002	1	1704	1809		5/12/17	430,000	474,720	279
R053071	000027 MACDONALD ST	4800.5	4821	3	2	AVG	2001	2001	1	1829	1539	END	6/6/17	437,000	478,952	262
R059104	000829 SYLVAN LAKE RD	4800.5	4821	3	3.5	AVG	2006	2006	1	2525	2624		7/31/17	473,000	514,624	204
R059676	000267 FOUNDERS AVE	4800.5	4821	3	3	AVG	2006	2006	1	1942	1909		8/28/17	466,000	503,280	259
R054582	20 MACDONALD ST	4800.5	4821	3	3	AVG	2002	2002	1	1704	1809		9/12/17	435,000	466,320	274
R059673	000270 FOUNDERS AVE	4800.5	4821	2	2.5	AVG	2006	2006		1447	1453		10/3/17	386,000	410,704	284
R059670	000040 PEARCH ST	4800.5	4821	3	3	AVG	2006	2006		1768	1740		12/18/17	412,500	432,300	244
R059665	000016 PEARCH ST	4800.5	4821	3	3	AVG	2006	2006		1768	1740	END	4/12/18	415,000	421,640	238
GYPSUM																

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
WORKMAN TOWNHOMES																
R041869	000110 RED HILL DR	4850.5	41212	3	2	FAIR	1994	1994		1034	1024		5/11/18	268,000	269,608	261
GYPSUM RIVER TOWNHOMES																
R042133	0950-5 YORK VIEW DR	4850.5	41229	3	2	FAIR	1998	1998		1230	1353	END	7/27/17	275,000	293,150	238
R042130	0950-2 YORK VIEW DR	4850.5	41229	3	2	FAIR	1991	1991		1216	1316	INT	8/8/17	254,000	269,240	221
RIVERS EDGE HOMES																
R048049	000606 PRICE LN #J	4850.5	41435	3	2.5	AVG	1998	1998	1	1522	1602		10/11/16	287,500	322,000	212
R046380	000606 PRICE LN #M	4850.5	41435	3	2	AVG	1997	1997	1	1522	1602		12/12/16	305,000	337,940	222
RIVER POINTE TOWNHOMES																
R054603	000602 PRICE LN #H	4850.5	41437	3	2.5	AVG	2001	2001	1	1797	1557		12/2/16	280,000	310,240	173
PARK STREET TOWNHOMES																
R049231	000140 PARK ST #B	4850.5	41651	3	2	AVG	1999	1999	1	1576	1668	INT	10/27/16	280,000	313,600	199
R049230	000140 PARK ST #A	4850.5	41651	3	2	AVG	1999	1999	1	1551	1668		6/14/17	310,000	332,320	214
QUAIL RUN TOWNHOMES																
R052107	0107-6 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566	END	7/22/16	265,000	301,570	191
R051928	0105-4 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		1/17/17	265,000	292,030	185
R050928	0101-6 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566	END	2/10/17	260,000	284,960	181
R050943	0104-3 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		4/12/17	270,500	293,222	186
R051940	0108-4 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		5/1/17	263,000	283,514	180
R050924	0101-2 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		5/25/17	275,000	296,450	188
R051932	0106-2 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		8/4/17	270,000	286,200	182
R052096	0109-1 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566	END	9/18/17	286,000	301,444	191
R051942	0108-6 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566	END	9/22/17	287,000	302,498	192
R052527	0112-2 QUAIL CIR	4850.5	41688	3	3	AVG	2001	2001	1	1576	1566		9/22/17	279,000	294,066	187
R052536	0111-4 QUAIL CIR	4850.5	41688	3	3	AVG	2001	2001	1	1576	1566		9/29/17	290,000	305,660	194
R051934	0106-4 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		10/6/17	250,000	262,000	166
R051939	0108-3 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		10/30/17	275,000	288,200	183
R052097	0109-2 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566		11/2/17	268,000	279,256	177
R051937	0108-1 QUAIL CIR	4850.5	41688	3	3	AVG	2000	2000	1	1576	1566	END	12/1/17	283,500	293,706	186
R052531	0112-6 QUAIL CIR	4850.5	41688	3	3	AVG	2001	2001	1	1576	1566	END	6/27/18	326,500	326,500	207
CHINLE TOWN HOUSE																
R024566	000960 YORK VIEW DR	4850.5	4518	2	2	FAIR	1990	1981	1	1654	1741	END	5/11/18	340,000	342,040	207
RIVER VIEW TOWN HOMES																

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R024555	000604 PRICE LN #C	4850.5	4532	3	2	FAIR	1981	1981		1568	1469		5/29/18	265,000	266,590	170
EAGLE RIVER TOWN HOUSE																
R044457	000280 EAGLE ST #5	4850.5	4545	2	1	FAIR	1980	1976		1132	1216		7/28/16	175,000	199,150	176
R044455	000280 EAGLE ST #3	4850.5	4545	2	1	FAIR	1999	1976		1013	1088		2/9/17	225,000	246,600	243
MEADOW COURT TOWN HOMES																
R018066	000710 MEADOW CT #D	4850.5	4609	3	2	FAIR	1984	1984		1156	1284		10/2/17	285,500	299,204	259
BASALT & EL JEBEL																
SAGEWOOD TOWNHOMES																
R041282	000037 SAGEWOOD CT	4900.5	40821	3	2.5	AVG	2000	1994	1	1986	2060		9/23/16	470,000	539,090	271
R031935	000028 SAGEWOOD CT	4900.5	40821	3	3	AVG	2000	1990	1	1982	2082		11/9/16	420,000	475,860	240
R031934	000022 SAGEWOOD CT	4900.5	40821	3	3	AVG	2002	1990	1	1982	2082		5/19/17	484,500	528,589	267
R041287	000084 SAGEWOOD CT	4900.5	40821	3	3	AVG	2005	1994	1	2080	2114		6/30/17	484,600	525,306	253
R041281	000033 SAGEWOOD CT	4900.5	40821	3	2.5	AVG	2000	1994	1	2028	2102		12/26/17	550,000	573,100	283
PINE RIDGE TOWN HOUSES																
R042780	000017 PINE RIDGE RD	4900.5	41242	4	3.5	AVG	2004	1996	1.5	2188	2115		11/2/16	450,000	509,850	233
R042763	000003 PINE RIDGE RD	4900.5	41242	4	4	AVG	2000	1996	1.5	2223	2115		4/24/17	464,950	510,515	230
R042778	000019 PINE RIDGE RD	4900.5	41242	4	3.5	AVG	2000	1996	1.5	2223	2115		11/7/17	443,000	464,707	209
R042767	000022 PINE RIDGE RD	4900.5	41242	4	4	AVG	2005	1996	1.5	2223	2115		2/2/18	498,900	512,869	231
R042769	000005 PINE RIDGE RD	4900.5	41242	4	3.5	AVG	2000	1996	1.5	2220	2112		4/2/18	547,000	554,658	250
THE WILDS																
R055913		4900.5	41391	3	2.5	GOOD	2004	2004	1.5	2320	2517		9/15/16	675,000	774,225	334
R065977	751 PROMONTORY LN	4900.5	41391	3	4.5	GOOD	2014	2014	2.5	3331	3368		12/7/16	1,500,000	1,500,000	450
R048247	207 WILD SPRING LN	4900.5	41391	5	5.5	GOOD	2010	1998	1.5	3351	3458		5/12/17	1,100,000	1,200,100	358
R065978	753 PROMONTORY LN	4900.5	41391	4	4.5	GOOD	2014	2014	2.5	3331	3368		9/29/17	1,450,000	1,450,000	435
R058068	206 WILD SPRING LN	4900.5	41391	3	2.5	GOOD	2008	2005	2	2233	2483		6/22/18	924,500	924,500	414
WILLITS TOWNHOUSES																
R050444	000541 EVANS CT	4900.5	41470	3	3.5	AVG	2005	1999	1.5	2092	2056		8/1/16	577,500	666,435	319
R058939	000413 JODY RD	4900.5	41470	3	2.5	AVG	2005	2005	1.5	1965	1851		8/22/16	595,000	686,630	349
R048124	000616 EVANS CT	4900.5	41470	3	2.5	AVG	2000	1998	2	1933	1810		2/28/17	575,000	639,400	331
R046522	000712 EVANS CT	4900.5	41470	3	2.5	AVG	2015	1998	1.5	1860	1763		11/9/17	624,000	654,576	352
R046523	000714 EVANS CT	4900.5	41470	3	2.5	AVG	2000	1998	1.5	1901	1801		11/30/17	635,000	666,115	350
SHADOWROCK TOWNHOMES																
R065751	211 OVERLOOK RIDGE	4900.5	41472	3	3.5	AVG	2015	2015	1	2118	2260		7/25/16	672,500	672,500	318

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R060248	000163 JUNIPER TRL	4900.5	41472	3	2.5	GOOD	2009	2009	2	2082	1943		8/24/16	636,300	734,290	353
R065499	207 OVERLOOK RIDGE	4900.5	41472	4	3.5	AVG	2011	2011	1.5	2747	2883		8/29/16	750,000	750,000	273
R065759	224 OVERLOOK RIDGE	4900.5	41472	3	3.5	AVG	2015	2015	1	2094	2264		9/28/16	641,850	641,850	306
R060259	135 JUNIPER TRL	4900.5	41472	3	3.5	GOOD	2009	2009	2	1643	1669		11/30/16	564,900	640,031	390
R060282	000162 JUNIPER TRL	4900.5	41472	3	3.5	GOOD	2009	2009	1	2087	2207		1/17/17	614,500	687,625	329
R065743	111 JUNIPER TRL	4900.5	41472	3	2.5	AVG	2015	2015	2	2237	2230		1/17/17	699,500	699,500	313
R065753	215 OVERLOOK RIDGE	4900.5	41472	3	3.5	AVG	2015	2015	1	2118	2260		8/17/17	640,000	640,000	302
R060277	000152 JUNIPER TRL	4900.5	41472	3	3.5	GOOD	2009	2009	1	2087	2207		9/8/17	599,000	636,737	305
R060250	000167 JUNIPER TRL	4900.5	41472	3	2.5	GOOD	2009	2009	2	2182	2286		10/10/17	685,000	723,360	331
R060276	000150 JUNIPER TRL	4900.5	41472	4	4.5	GOOD	2009	2009	1.5	2475	2600		11/14/17	721,100	756,433	306
R065754	217 OVERLOOK RIDGE	4900.5	41472	4	4.5	AVG	2015	2015	1.5	2383	2605		11/27/17	773,000	773,000	324
R065752	213 OVERLOOK RIDGE	4900.5	41472	4	4.5	AVG	2015	2015	1.5	2383	2605		12/13/17	773,000	773,000	324
R066853	112 JUNIPER TRL	4900.5	41472	3	3.5	AVG	2017	2017	1.5	2131	2287		12/13/17	653,000	653,000	306
R066856	118 JUNIPER TRL	4900.5	41472	3	3.5	AVG	2017	2017	1.5	2135	2312		12/14/17	669,200	669,200	313
R066855	116 JUNIPER TRL	4900.5	41472	3	3.5	AVG	2017	2017	1.5	2131	2287		12/26/17	660,700	660,700	310
R066852	110 JUNIPER TRL	4900.5	41472	3	3.5	AVG	2017	2017	1.5	2135	2312		1/3/18	688,500	688,500	322
R066857	120 JUNIPER TRL	4900.5	41472	3	3.5	AVG	2017	2017	1.5	2131	2287		1/19/18	699,500	699,500	328
R066854	114 JUNIPER TRL	4900.5	41472	3	3.5	AVG	2017	2017	1.5	2135	2312		4/25/18	688,500	688,500	322
R065500	209 OVERLOOK RIDGE	4900.5	41472	3	3.5	AVG	2011	2011	1	2120	2226		5/14/18	619,500	619,500	292
LAKESIDE TOWNHOMES @ WILLITS																
R049370	116 LAKESIDE CT	4900.5	41652	1	1.5	FAIR	2010	1999	1	788	724		8/26/16	335,000	386,590	491
R050714	000100 LAKESIDE DR	4900.5	41652	3	3	FAIR	2000	2000	1	1491	1427		8/26/16	435,050	502,047	337
R050732	000310 LAKESIDE DR	4900.5	41652	3	3	FAIR	2000	2000	1	1453	1427		10/18/16	448,000	510,720	352
R049380	000205 LAKESIDE CT	4900.5	41652	2	2.5	FAIR	2000	1999	1	1307	1282		11/1/16	417,100	472,574	362
R049370	116 LAKESIDE CT	4900.5	41652	1	1.5	FAIR	2010	1999	1	788	724		5/9/17	339,800	370,721	471
R050733	000312 LAKESIDE DR	4900.5	41652	2	2	FAIR	2010	2000	2	1124	1098		7/3/17	468,800	504,897	449
R050730	000306 LAKESIDE DR	4900.5	41652	2	2	FAIR	2005	2000	1	1450	1386		7/6/17	455,000	490,035	338
R049381	000203 LAKESIDE CT	4900.5	41652	3	3	FAIR	2010	1999	1	1330	1304		8/31/17	524,900	561,643	422
R050739	000408 LAKESIDE DR	4900.5	41652	3	3	FAIR	2005	2000	1	1453	1427		11/29/17	485,000	508,765	350
R050736	000402 LAKESIDE DR	4900.5	41652	2	2	FAIR	2003	2000	2	1162	1098		12/1/17	467,975	487,629	420
OAK GROVE TOWN HOUSES																
R042963	000291 PARK AVE #J-4	4900.5	4701	2	2.5	FAIR	2010	1996		1171	1120		2/27/17	339,700	377,746	322
R042965	000291 PARK AVE #J-6	4900.5	4701	2	2.5	FAIR	2000	1996		1171	1120		8/25/17	354,000	378,780	323

EAGLE COUNTY TOWN HOME SALES 7/01/2016 - 6/30/2018

ACCOUNT	ADDRESS	SUPER NBHD	NBHD	BEDS	BATHS	QUALITY	EFF YEAR BUILT	ACT YEAR BUILT	GARAGE	EFF SQFT	HEAT SQFT	TYPE	SALE DATE	ADJ SALE PRICE	TIME ADJ SALE PRICE	SALE PRICE / SQFT
*TIME ADJUSTED SALE PRICE: The amount for which a property sold adjusted for market conditions (inflation or deflation) between the date of sale and the date of appraisal (6/30/2018)																
R032729	000323 PARK AVE #G-1	4900.5	4701	2	2.5	FAIR	2000	1990		1123	1072		11/28/17	325,000	340,925	303
R042961	000291 PARK AVE #J-2	4900.5	4701	2	2.5	FAIR	2005	1996		1171	1120		3/23/18	324,500	331,314	283
SILVERADO TOWNHOMES																
R031931	000095 SILVERADO DR	4900.5	4721	2	2	AVG	2000	1991	1	1256	1226		9/8/16	415,000	476,005	379
R031925	000097 SILVERADO DR	4900.5	4721	3	3	AVG	2000	1990	1	1641	1619		2/21/17	455,000	505,960	308
R031926	000101 SILVERADO DR	4900.5	4721	3	3	AVG	2002	1990	1	1663	1632		9/8/17	464,800	494,082	297
R031914	000028 SILVERADO DR	4900.5	4721	3	3	AVG	2004	1990	1	1640	1619		10/16/17	478,000	504,768	308
R031913	000024 SILVERADO DR	4900.5	4721	2	2.5	AVG	2000	1990	1	1668	1632		5/21/18	486,500	489,905	294