



Assessor

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## SALES DATA USED FOR TAX YEAR 2011 AND 2012 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 2011 and 2012. By Colorado law, sales data used must come from sales that occurred during the minimum 18-month data-gathering period ending **June 30, 2010**. 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 after June 30, 2010 for purposes of Tax Year 2011 and 2012 property valuations.*** (§39-1-104(10.2), C.R.S.)

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

- Buyer and seller are typically motivated.
- Both parties are well informed or well advised, and each acting in what they consider their own best interest.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in cash or its equivalent.
- Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in the locale.
- The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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

## **OURAY COUNTY ECONOMIC AREAS 2011**

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

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

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

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

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

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

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

#### **Economic Area 4 - Outlying**

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

#### **Economic Area 5 - Cornerstone**

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

#### **Economic Area 6 – Loghill**

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

| Account # | Econ Area | Legal   | SitusAddress           | Acres | Sale Price | Sale Date  |
|-----------|-----------|---|------------------------|-------|------------|------------|
| R006126   | 1         | Subd: CASCADE SUBDIVISION Lot: A  | TBD                    | 0.2   | 75,000     | 8/7/2009   |
| R006127   | 1         | Subd: CASCADE SUBDIVISION Lot: B  | TBD                    | 0.2   | 60,000     | 5/29/2009  |
| R001128   | 1         | Subd: OAK CREEK HIGHLANDS Lot: 18,<br>Subd: CITY OF OURAY Tract: A PARCEL 155 S:<br>31 T: 44 R: 7 | QUEEN ST               | 0.2   | 140,000    | 7/17/2009  |
| R000971   | 1         | Subd: OURAY VISTA Lot: 2 S: 30 T: 44 R: 7   | 109 OURAY VISTA LN     | 0.2   | 106,000    | 2/11/2009  |
| R003226   | 2         | Subd: HUDSON SUB Lot: 4 S: 22 T: 45 R: 8  | 4265 COUNTY RD 23      | 10.0  | 200,000    | 11/9/2009  |
| R000216   | 2         | Subd: IDLEWILD ESTATES Lot: 6 #1  | 530 MARYS RD           | 2.0   | 120,000    | 12/11/2009 |
| R006149   | 2         | Subd: PARKSIDE SUBDIVISION Lot: 9, S: 8 T:<br>45 R: 8 S: 9 T: 45 R: 8                             | 755 N LAURA ST         | 0.2   | 123,000    | 7/11/2008  |
| R003616   | 2         | Subd: PLEASANT VALLEY VISTA Lot: 11 S: 10<br>T: 45 R: 9   | 694 PLEASANT VALLEY DR | 4.0   | 395,000    | 7/24/2008  |
| R005231   | 2         | Subd: RIVER PARK RIDGWAY BUSINESS<br>PARK FILING 1 Lot: 114 S: 16 T: 45 R: 8                      | 440 KISMET ST          | 0.2   | 80,000     | 6/5/2009   |
| R005254   | 2         | Subd: RIVER PARK RIDGWAY BUSINESS<br>PARK FILING 1 Lot: 149 S: 16 T: 45 R: 8                      | 403 KISMET ST          | 0.2   | 80,000     | 1/21/2010  |
| R005273   | 2         | Subd: RIVER PARK RIDGWAY BUSINESS<br>PARK FILING 1 Lot: 312 DUPLEX LOT S: 16 T:<br>45 R: 8        | 470 KISMET ST          | 0.3   | 125,000    | 9/18/2009  |
| R005719   | 2         | Subd: RIVER PARK RIDGWAY BUSINESS<br>PARK FILING 2 Lot: 218                                       | RIVER PARK DR          | 0.2   | 75,000     | 3/18/2010  |
| R005216   | 2         | Subd: RIVER VIEW BUSINESS PARK Lot: 11 S:<br>16 T: 45 R: 8  | TBD                    | 0.3   | 228,000    | 3/22/2010  |
| R006303   | 2         | Subd: RIVERSAGE PUD - FILING NO 1 Lot: 5,<br>S: 9 T: 45 R: 8                                      | TBD                    | 2.2   | 300,000    | 12/2/2009  |
| R002124   | 2         | Subd: SOLAR RANCHES #2A Lot: 9 S:<br>16 T: 45 R: 8  | CHIPETA DR             | 0.3   | 140,000    | 11/6/2008  |
| R002195   | 2         | Subd: SOLAR RANCHES #2D Lot: 53 S: 16 T:<br>45 R: 8   | TBD                    | 0.3   | 100,000    | 10/28/2009 |
| R002221   | 2         | Subd: SOLAR RANCHES #2D Lot: 79 S: 16 T:<br>45 R: 8   | SABETA DR              | 0.3   | 158,000    | 5/7/2010   |
| R006264   | 2         | Subd: TOWN OF RIDGWAY Block: 11<br>Lot: 17 AND:- Lot: 18 S: 17 T: 45 R: 8                         | S CHARLOTTE ST         | 0.2   | 95,000     | 3/10/2010  |
| R002036   | 2         | Subd: TOWN OF RIDGWAY Block: 11<br>Lot: 3 AND:- Lot: 4 S: 17 T: 44 R: 8                           | TBD S ELIZABETH ST     | 0.2   | 85,000     | 7/9/2009   |
| R005622   | 2         | Subd: TOWN OF RIDGWAY Block: 25<br>Lot: 11 AND:- Lot: 12 S: 16 T: 45 R: 8                         | 230 S LAURA ST         | 0.2   | 148,000    | 10/30/2008 |
| R006137   | 3         | S: 22 T: 47 R: 9 NE1/4NE1/4   | 5154 GOVERNMENT SPRIN  | 40.0  | 195,000    | 1/2/2009   |
| R006350   | 4         | MINE: AMERICAN GIRL - MS 1925 8.02 ACRES  | 524 GUSTON RD          | 8.0   | 25,000     | 9/30/2009  |
| R006327   | 4         | MINE: GUNBOAT - 2509 7.17 ACRES S: 12 T:<br>44 R: 8 PREVIOUSLY ACCOUNT N004886                    | 478 COUNTY RD 31       | 7.2   | 45,000     | 7/24/2009  |
| R005972   | 5         | Subd: CORNERSTONE PHASE II Block: 10-A<br>HOMESTEAD 4   | 790 BIRDSONG LN        | 2.0   | 375,000    | 7/30/2009  |
| R006245   | 5         | Subd: CORNERSTONE PHASE III-A Block: O-9<br>HOMESTEAD 2 S: 13 T: 46 R: 10                         | 813 CORNERSTONE LOOP   | 11.8  | 520,000    | 8/18/2008  |
| R000531   | 6         | S: 35 T: 47 R: 9 "TRACT 1" IN NW1/4NE1/4  | TBD                    | 35.3  | 180,000    | 2/2/2010   |
| R006027   | 6         | Subd: ALPENVIEW MEADOWS PUD Lot: 3 S:<br>29 T: 46 R: 8  | TBD                    | 3.7   | 260,000    | 10/10/2008 |
| R004239   | 6         | Subd: BROWN, ROBERT SUB Lot: 1 S:<br>18 T: 47 R: 8  | 1371 COUNTY RD 1       | 28.7  | 219,000    | 2/12/2010  |
| R005950   | 6         | Subd: CIMARRON VIEW LIMITED PUD<br>PARCEL C S: 24 T: 47 R: 9 NE1/4NW1/4                           | TBD COUNTY RD 22       | 15.4  | 115,000    | 10/15/2008 |
| R005534   | 6         | Subd: DREAM RIDGE PUD Lot: 1  | 92 JACKS PL            | 1.4   | 345,000    | 9/5/2008   |
| R002799   | 6         | Subd: FAIRWAY PINES ESTATES FILING #2<br>Lot: 215 S: 31 T: 46 R: 8                                | 1183 MARMOT DR         | 0.9   | 100,000    | 10/29/2008 |
| R002974   | 6         | Subd: FAIRWAY PINES ESTATES FILING #5A<br>Lot: 521 S: 31 T: 46 R: 8                               | 134 LYNX LN            | 2.1   | 82,000     | 10/19/2009 |
| R005046   | 6         | Subd: FAIRWAY PINES ESTATES VILLAGE 3<br>Lot: V313 S: 31 T: 46 R: 8                               | 1681 MARMOT DR         | 0.3   | 80,000     | 10/15/2008 |
| R005688   | 6         | Subd: FISHER CANYON SOUTH #3 Lot: 26 S:<br>24 T: 46 R: 9  | 230 FISHER CANYON DR   | 6.6   | 135,000    | 9/24/2008  |
| R000025   | 6         | Subd: LOGHILL CREST Tract: 1 S:<br>33 T: 46 R: 8  | TBD BRISTLECONE DR     | 41.6  | 510,000    | 8/25/2008  |
| R002996   | 6         | Subd: LOGHILL CREST Tract: 19 S:<br>30 T: 46 R: 8   | TBD PONDEROSA DR       | 38.1  | 250,000    | 1/8/2010   |
| R003987   | 6         | Subd: LOGHILL VILLAGE UNIT 1 Block: E Lot: 5<br>S: 31 T: 46 R: 8                                  | 245 TOWER RD N         | 4.9   | 207,000    | 8/15/2008  |
| R003971   | 6         | Subd: LOGHILL VILLAGE UNIT 1 Block: H Lot:<br>19 S: 5 T: 45 R: 8                                  | 88 CEDAR LN E          | 1.9   | 138,000    | 10/21/2008 |
| R003777   | 6         | Subd: LOGHILL VILLAGE UNIT 1 Block: K Lot: 5<br>S: 32 T: 46 R: 8                                  | 110 PINON RD W         | 4.8   | 185,000    | 6/25/2009  |
| R003798   | 6         | Subd: LOGHILL VILLAGE UNIT 4 Lot: 39 S: 5 T:<br>45 R: 8   | 830 PINE DR            | 2.4   | 160,000    | 11/3/2009  |
| R003794   | 6         | Subd: LOGHILL VILLAGE UNIT 4 Lot: 68 S: 5 T:<br>45 R: 8   | 822 PINE DR            | 2.5   | 185,000    | 6/29/2009  |
| R005753   | 6         | Subd: PINYONS ON LOG HILL PUD Lot: 1 S:<br>32 T: 46 R: 8  | SNOWBERRY LN           | 4.1   | 210,000    | 9/4/2008   |
| R006012   | 6         | Subd: SNOWSHOE SUBDIVISION PUD<br>LIMITED Lot: 2 S: 30 T: 46 R: 8                                 | TBD                    | 10.1  | 225,000    | 9/24/2009  |
| R004831   | 6         | Subd: SNOWY PEAKS ESTATES #3 Lot: 15 S:<br>26 T: 47 R: 9  | 730 SNOWY PEAKS DR     | 5.2   | 122,000    | 4/16/2009  |
| R004257   | 6         | Subd: TOBIN PARTITION TRACT I<br>S: 14 T: 47 R: 9 TRACT IN S1/2SE1/4                              | 1463 COUNTY RD 22      | 26.8  | 215,000    | 5/11/2010  |

## OURAY COUNTY VACANT LAND SALES