



Assessor

PO Box 665
Ouray, Colorado 81427
Ph: 970-325-4371

SALES DATA USED FOR TAX YEARS 2025 AND 2026 COMMERCIAL VALUATIONS

By Colorado statute, all taxable real and personal property in Colorado must be valued at “actual” value. Specifically, the actual value of commercial real property shall be determined by consideration of the three approaches to value. The market approach to appraisal relies upon sales comparison to establish market value. The cost approach relies upon the site valuation plus the cost of construction less depreciation of the improvements to establish market value. The income approach relies upon the gross income less operating expenses, in which the net income is then capitalized at a market rate to establish market value. The Assessor’s Office must consider the three approaches and may determine that all three approaches may not be applicable. The approaches to value are then reconciled to a market value conclusion.

Contained herein are the commercial sales that were analyzed to complete a market approach. By Colorado law, sales data used must come from sales that occurred during the minimum 18-month data-gathering period ending **June 30, 2024**. 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, 2019, or after June 30, 2024, for purposes of Tax Year 2025 and 2026 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 Commercial Improved Sales 2025 Revaluation

1. The sales data is organized by Economic Area (Area). A detailed description of each Economic Area can be found in the 2025 Vacant Land Valuation report. 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)	

2. The sales data represents a 60-month data-gathering period from July 1, 2019, to June 30, 2024.

Account #	Economic Area	Business Name	Sale Date	Sale Price
R000547	1 - Ouray	OURAY INN	9/25/2020	\$1,500,000.00
R000574	1 - Ouray		3/26/2021	\$335,000.00
R000592	1 - Ouray	SECRET GARDEN B & B	12/13/2021	\$1,075,000.00
R000609	1 - Ouray		2/18/2021	\$675,000.00
R000669	1 - Ouray	UNITED STATES POST OFFICE	8/11/2021	\$850,000.00
R000686	1 - Ouray	RIVERSIDE INN	10/15/2020	\$2,225,000.00
R000746	1 - Ouray	BOX CANYON LODGE	12/18/2020	\$5,500,000.00
R000757	1 - Ouray	CHINA CLIPPER B & B	8/31/2022	\$2,600,000.00
R000764	1 - Ouray	ALPINE HIDEAWAY	6/23/2022	\$1,275,000.00
R000887	1 - Ouray	BLACK BEAR MANOR	5/4/2022	\$1,500,000.00
R000944	1 - Ouray		4/22/2021	\$499,500.00
R001011	1 - Ouray		2/26/2021	\$750,000.00
R001014	1 - Ouray	OURAY GLASSWORKS & POTTERY	12/3/2021	\$450,000.00
R004816	1 - Ouray	HIGH COUNTRY DEVELOPMENT GROUP LLC	11/1/2019	\$1,860,000.00
R005200	1 - Ouray	LUMBERYARD CONDOS	3/1/2021	\$1,501,000.00
R005570	1 - Ouray		7/14/2020	\$230,000.00
R006334	1 - Ouray	STORY BLOCK BLDG CONDOS RETAIL UNIT 5-S	12/16/2019	\$265,000.00
R000320	2 - Ridgway		5/21/2021	\$615,000.00
R001806	2 - Ridgway	TRUE GRIT CAFE	5/31/2022	\$1,100,000.00
R001831	2 - Ridgway	OLD CREAMERY	11/12/2021	\$425,000.00
R001895	2 - Ridgway		1/11/2022	\$1,435,000.00
R004028	2 - Ridgway		7/17/2020	\$410,000.00
R004034	2 - Ridgway		8/31/2022	\$600,000.00
R005161	2 - Ridgway		7/8/2021	\$2,000,000.00
R005409	2 - Ridgway	RIDGWAY ANIMAL HOSPITAL	10/26/2020	\$525,000.00
R005616	2 - Ridgway	RIVERVIEW PLAZA	4/29/2022	\$4,250,000.00
R005924	2 - Ridgway		6/12/2023	\$185,000.00
R005925	2 - Ridgway		6/1/2023	\$231,000.00
R005926	2 - Ridgway	SIDMAR LTD	7/27/2023	\$225,000.00
R006103	2 - Ridgway	STANDING MTN UNIT 101-S	10/13/2021	\$105,000.00
R006105	2 - Ridgway	STANDING MTN UNIT 201-S	2/10/2023	\$185,000.00
R006228	2 - Ridgway	SILVER SAN JUAN CONDOS UNIT H	5/28/2020	\$72,800.00
R006514	2 - Ridgway		11/16/2021	\$194,000.00
R006654	2 - Ridgway		7/1/2019	\$508,200.00
R004108	3 - Montrose	LADYBIRD	1/12/2024	\$400,000.00
R004128	3 - Montrose	COLONA STORE	10/5/2020	\$370,000.00
R002556	4 - Outyling	ELK MOUNTAIN RESORT	10/16/2020	\$6,930,000.00