



Assessor

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SALES DATA USED FOR TAX YEARS 2025 AND 2026 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 2025 and 2026. 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 Residential Improved Sales 2025 Revaluation

1. The sales data represents a 24-month data-gathering period from July 1, 2022, to June 30, 2024.
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 2025 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
R000725	1 - Ouray	121203 - Q5	11/16/2023	\$450,000.00
R000044	1 - Ouray	121204 - Q4	9/1/2023	\$830,000.00
R000134	1 - Ouray	121204 - Q4	9/1/2022	\$950,000.00
R000136	1 - Ouray	121204 - Q4	7/27/2023	\$530,000.00
R000576	1 - Ouray	121204 - Q4	7/18/2022	\$519,900.00
R000720	1 - Ouray	121204 - Q4	9/18/2023	\$710,000.00
R001048	1 - Ouray	121204 - Q4	6/28/2024	\$500,000.00
R001156	1 - Ouray	121204 - Q4	2/16/2024	\$793,100.00
R001643	1 - Ouray	121204 - Q4	8/23/2022	\$1,650,000.00
R001712	1 - Ouray	121204 - Q4	7/11/2023	\$690,000.00
R001738	1 - Ouray	121204 - Q4	7/19/2022	\$556,000.00
R001760	1 - Ouray	121204 - Q4	8/23/2022	\$625,000.00
R004814	1 - Ouray	121204 - Q4	12/27/2023	\$635,000.00
R006196	1 - Ouray	121204 - Q4	8/24/2022	\$750,000.00
R000702	1 - Ouray	121205 - Q3	9/16/2022	\$1,650,000.00
R000749	1 - Ouray	121205 - Q3	6/17/2024	\$695,000.00
R000751	1 - Ouray	121205 - Q3	7/13/2022	\$775,000.00
R000932	1 - Ouray	121205 - Q3	7/13/2022	\$740,000.00
R000970	1 - Ouray	121205 - Q3	9/13/2022	\$965,000.00
R001056	1 - Ouray	121205 - Q3	8/24/2022	\$700,000.00
R001153	1 - Ouray	121205 - Q3	10/7/2022	\$860,000.00
R001702	1 - Ouray	121205 - Q3	9/29/2023	\$910,000.00
R001703	1 - Ouray	121205 - Q3	8/25/2022	\$400,000.00
R001744	1 - Ouray	121205 - Q3	7/15/2022	\$799,000.00
R001772	1 - Ouray	121205 - Q3	9/9/2022	\$825,000.00
R005775	1 - Ouray	121205 - Q3	11/14/2022	\$1,625,000.00
R006558	1 - Ouray	121205 - Q3	9/8/2023	\$1,250,000.00
R000133	1 - Ouray	121206 - Q2	10/27/2023	\$1,162,500.00
R000803	1 - Ouray	121206 - Q2	7/31/2023	\$1,620,000.00
R004800	1 - Ouray	121206 - Q2	2/8/2024	\$2,400,000.00
R005776	1 - Ouray	121206 - Q2	10/12/2022	\$1,335,000.00
R000823	1 - Ouray	121207 - Q1	10/27/2023	\$2,495,000.00
R005464	1 - Ouray	121503 - Townhomes Q5 Fair	10/13/2023	\$492,000.00
R005465	1 - Ouray	121503 - Townhomes Q5 Fair	2/28/2023	\$485,000.00
R001144	1 - Ouray	121504 - Townhomes Q4 Average	12/23/2022	\$665,000.00
R005762	1 - Ouray	121504 - Townhomes Q4 Average	3/29/2024	\$622,100.00
R000143	1 - Ouray	121505 - Townhomes Q3 Good	3/24/2023	\$610,000.00
R005916	1 - Ouray	121505 - Townhomes Q3 Good	2/20/2024	\$625,000.00
R000824	1 - Ouray	124004 - AVG CONDO	7/14/2023	\$360,000.00
R001165	1 - Ouray	124004 - AVG CONDO	12/19/2022	\$440,000.00
R005799	1 - Ouray	124004 - AVG CONDO	11/1/2023	\$585,000.00
R000218	2 - Ridgway	121201 - CABIN	10/6/2022	\$380,000.00
R000190	2 - Ridgway	121203 - Q5	8/14/2023	\$625,000.00
R001599	2 - Ridgway	121203 - Q5	9/29/2023	\$360,000.00
R004912	2 - Ridgway	121203 - Q5	8/28/2023	\$1,395,000.00
R001218	2 - Ridgway	121204 - Q4	8/31/2023	\$811,000.00
R001362	2 - Ridgway	121204 - Q4	8/11/2023	\$789,000.00
R001443	2 - Ridgway	121204 - Q4	6/30/2023	\$785,000.00
R001460	2 - Ridgway	121204 - Q4	6/30/2023	\$780,000.00
R001540	2 - Ridgway	121204 - Q4	6/30/2023	\$770,000.00
R001623	2 - Ridgway	121204 - Q4	2/26/2024	\$830,000.00
R002043	2 - Ridgway	121204 - Q4	3/18/2024	\$880,000.00
R003402	2 - Ridgway	121204 - Q4	1/13/2023	\$795,000.00

R005063	2 - Ridgway	121204 - Q4	8/15/2023	\$560,000.00
R000007	2 - Ridgway	121205 - Q3	11/15/2022	\$995,000.00
R000194	2 - Ridgway	121205 - Q3	2/7/2023	\$950,000.00
R001305	2 - Ridgway	121205 - Q3	9/20/2023	\$1,375,000.00
R001328	2 - Ridgway	121205 - Q3	8/2/2023	\$950,000.00
R001467	2 - Ridgway	121205 - Q3	7/20/2022	\$825,000.00
R001472	2 - Ridgway	121205 - Q3	7/7/2022	\$799,900.00
R002285	2 - Ridgway	121205 - Q3	4/2/2024	\$849,000.00
R003323	2 - Ridgway	121205 - Q3	10/5/2022	\$1,162,500.00
R003379	2 - Ridgway	121205 - Q3	10/20/2023	\$1,595,000.00
R003466	2 - Ridgway	121205 - Q3	4/17/2023	\$950,000.00
R003565	2 - Ridgway	121205 - Q3	5/31/2023	\$950,000.00
R003613	2 - Ridgway	121205 - Q3	12/9/2022	\$1,300,000.00
R001260	2 - Ridgway	121206 - Q2	8/22/2022	\$1,347,300.00
R002046	2 - Ridgway	121206 - Q2	10/27/2023	\$1,575,000.00
R003439	2 - Ridgway	121206 - Q2	6/29/2023	\$2,080,000.00
R004798	2 - Ridgway	121206 - Q2	11/30/2022	\$1,830,000.00
R006303	2 - Ridgway	121206 - Q2	6/9/2023	\$1,750,000.00
R002038	2 - Ridgway	121212 - Manufactured Homes Q4	10/17/2023	\$510,000.00
R003557	2 - Ridgway	121213 - Manufactured Homes Q5	5/31/2023	\$600,000.00
R001978	2 - Ridgway	121215 - RIDGWAY Q5 FAIR	1/18/2023	\$1,000,000.00
R005555	2 - Ridgway	121215 - RIDGWAY Q5 FAIR	6/26/2023	\$618,000.00
R001881	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	8/9/2022	\$850,000.00
R001881	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	10/10/2022	\$862,500.00
R001930	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	9/21/2022	\$804,000.00
R002308	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	9/28/2022	\$627,500.00
R005250	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	12/18/2023	\$700,000.00
R005260	2 - Ridgway	121216 - RIDGWAY Q4 AVERAGE	7/11/2022	\$1,500,000.00
R001944	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	11/28/2023	\$925,000.00
R002126	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	7/20/2023	\$837,000.00
R002204	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	9/28/2022	\$1,550,000.00
R005100	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	6/15/2023	\$875,000.00
R006004	2 - Ridgway	121217 - RIDGWAY Q3 GOOD	2/2/2024	\$1,125,000.00
R005395	2 - Ridgway	121504 - Townhomes Q4 Average	10/2/2023	\$809,000.00
R006811	2 - Ridgway	121505 - Townhomes Q3 Good	10/3/2023	\$975,000.00
R006812	2 - Ridgway	121505 - Townhomes Q3 Good	11/2/2022	\$890,000.00
R006813	2 - Ridgway	121505 - Townhomes Q3 Good	11/2/2022	\$875,000.00
R006814	2 - Ridgway	121505 - Townhomes Q3 Good	4/20/2023	\$930,000.00
R006815	2 - Ridgway	121505 - Townhomes Q3 Good	6/23/2023	\$975,000.00
R005880	2 - Ridgway	124004 - AVG CONDO	2/27/2024	\$447,500.00
R005894	2 - Ridgway	124004 - AVG CONDO	9/26/2022	\$369,000.00
R005896	2 - Ridgway	124004 - AVG CONDO	8/26/2022	\$392,000.00
R006212	2 - Ridgway	124004 - AVG CONDO	10/25/2022	\$450,000.00
R006225	2 - Ridgway	124005 - GOOD CONDO	9/29/2022	\$260,000.00
R006218	2 - Ridgway	124011 - ONE BEDROOM CONDO F	12/29/2023	\$324,000.00
R005787	2 - Ridgway	124016 - CONDO OVER 1500SF	7/25/2022	\$725,000.00
R005789	2 - Ridgway	124016 - CONDO OVER 1500SF	8/29/2022	\$550,000.00
R006232	2 - Ridgway	124016 - CONDO OVER 1500SF	2/20/2024	\$1,150,000.00
R004099	3 - Montrose	121203 - Q5	6/25/2024	\$335,000.00
R006735	3 - Montrose	121204 - Q4	8/19/2022	\$726,000.00
R002646	4 - Outyling	121203 - Q5	9/26/2022	\$335,000.00
R002335	4 - Outyling	121204 - Q4	11/21/2023	\$490,000.00
R002348	4 - Outyling	121204 - Q4	1/6/2023	\$422,000.00
R002396	4 - Outyling	121204 - Q4	10/31/2023	\$610,000.00

R005851	5 - Cornerstone	121206 - Q2	6/9/2023	\$2,000,000.00
R000408	6 - Log Hill	121204 - Q4	6/28/2024	\$870,000.00
R000492	6 - Log Hill	121204 - Q4	5/17/2023	\$765,500.00
R003762	6 - Log Hill	121204 - Q4	8/29/2023	\$696,500.00
R003852	6 - Log Hill	121204 - Q4	10/27/2023	\$709,000.00
R003860	6 - Log Hill	121204 - Q4	7/12/2023	\$815,000.00
R003980	6 - Log Hill	121204 - Q4	6/5/2024	\$750,000.00
R005060	6 - Log Hill	121204 - Q4	4/24/2024	\$849,000.00
R005358	6 - Log Hill	121204 - Q4	10/5/2023	\$960,000.00
R005682	6 - Log Hill	121204 - Q4	4/25/2023	\$983,650.00
R000403	6 - Log Hill	121205 - Q3	9/22/2023	\$970,000.00
R000471	6 - Log Hill	121205 - Q3	4/18/2023	\$879,600.00
R002661	6 - Log Hill	121205 - Q3	6/27/2024	\$1,520,000.00
R003089	6 - Log Hill	121205 - Q3	10/31/2023	\$1,200,000.00
R003701	6 - Log Hill	121205 - Q3	6/25/2024	\$789,000.00
R003719	6 - Log Hill	121205 - Q3	9/16/2022	\$850,000.00
R003784	6 - Log Hill	121205 - Q3	1/3/2024	\$725,000.00
R003849	6 - Log Hill	121205 - Q3	1/18/2024	\$669,000.00
R003863	6 - Log Hill	121205 - Q3	8/31/2023	\$1,150,000.00
R003910	6 - Log Hill	121205 - Q3	11/17/2023	\$959,000.00
R003999	6 - Log Hill	121205 - Q3	9/12/2022	\$969,500.00
R005589	6 - Log Hill	121205 - Q3	6/7/2023	\$1,075,000.00
R006034	6 - Log Hill	121205 - Q3	7/12/2022	\$849,000.00
R006045	6 - Log Hill	121205 - Q3	1/26/2024	\$1,495,000.00
R002673	6 - Log Hill	121206 - Q2	10/18/2023	\$1,800,000.00
R003866	6 - Log Hill	121206 - Q2	10/2/2023	\$1,400,000.00
R004015	6 - Log Hill	121206 - Q2	10/11/2022	\$1,375,000.00
R005685	6 - Log Hill	121206 - Q2	9/1/2022	\$2,340,000.00
R006395	6 - Log Hill	121206 - Q2	9/23/2022	\$1,495,000.00
R003078	6 - Log Hill	121207 - Q1	11/16/2022	\$2,995,000.00
R004161	6 - Log Hill	121212 - Manufactured Homes Q4	8/25/2022	\$500,000.00
R004166	6 - Log Hill	121212 - Manufactured Homes Q4	1/19/2024	\$425,000.00
R002752	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	7/15/2022	\$890,000.00
R002793	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	4/26/2023	\$915,000.00
R002811	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	3/29/2024	\$891,500.00
R002881	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	5/14/2024	\$1,225,000.00
R002954	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	4/16/2024	\$1,310,000.00
R005045	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	10/27/2023	\$650,000.00
R005053	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	11/3/2022	\$840,000.00
R006739	7 - Fairway Pines	121218 - FAIRWAY PINES Q3	8/15/2022	\$700,000.00
R002771	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	6/26/2023	\$860,000.00
R002815	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	10/3/2023	\$1,600,000.00
R002840	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	1/16/2024	\$1,142,900.00
R002844	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	10/18/2023	\$959,000.00
R002918	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	8/26/2022	\$912,000.00
R002920	7 - Fairway Pines	121219 - FAIRWAY PINES Q2	4/4/2023	\$1,455,500.00
R005227	7 - Fairway Pines	121505 - Townhomes Q3 Good	7/15/2022	\$829,000.00
R001930		121216 - RIDGWAY Q4 AVERAGE	9/21/2022	\$804,000.00