



Assessor

PO Box 665
Ouray, Colorado 81427
Ph: 970-325-4371
assessor@ouraycountyco.gov

SALES DATA USED FOR TAX YEARS 2025 AND 2026 MINING CLAIMS VALUATIONS

By Colorado statute, all taxable real and personal property in Colorado must be valued at “actual” value. Specifically, “The actual value of real property shall be determined by consideration of the three approaches to value. The primary consideration is the market approach to appraisal.” “Actual value” of real property is deemed synonymous with “fair market value.” In valuing non producing un-improved mining claims the income approach and cost approach are not considered. The sales comparison approach is relied upon as the most reasonable indicator of value.

Contained herein are the vacant mining claims sales that were analyzed and utilized to establish 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. Due to the infrequency of mining claim sales, it was concluded to be necessary to extend the data collection period for the allowable full five year term. *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. A five-year period was used to analyze sales of mining claim land.

Due to current HIGH ALPINE DEVELOPMENT REGULATIONS (section 24 Land Use Regulations), affecting development rights for mining claims the Assessors' office has been in the process of determining the impact on value. This office has relied on aerial pictometry and GIS technology to classify mining claims into the following classifications for valuation purposes.

Mining Claim Classification

- **LVAL 605140**
 - Non Producing Mining Claim
 - Above 9,480 Feet Elevation
 - No Vehicle Access
 - Trade Credit

- **LVAL 605141**
 - Non Producing Mining Claim
 - Above 9,480 Feet Elevation
 - Vehicle Access
 - Trade Credit

- **LVAL 605142**
 - Non Producing Mining Claim
 - Above 9,480 Feet Elevation
 - No Vehicle Access
 - No Trade Credit

- **LVAL 605143**
 - Non Producing Mining Claim
 - Above 9,480 Feet Elevation
 - Vehicle Access
 - No Trade Credit

- **LVAL 605144**
 - Non Producing Mining Claim
 - Below 9,480 Feet Elevation
 - No Vehicle Access
 - No Trade Credit

- **LVAL 605145**
 - Non Producing Mining Claim
 - Below 9,480 Feet Elevation
 - Vehicle Access
 - No Trade Credit

- **LVAL 605146**
 - No Real Property
 - Trade Credit Only

Account #	Mining Claim Name	Land Value Code	Sale Date	Sale Price	Acreage
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	10.33
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	10.33
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	9.29
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	6.8
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	9.6
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	10.33
N004304	BELCHER, BLACK CAVE, COMSTOCK, LITTLE MAUDIE, MOUNTAIN QUEEN, SILVER QUEEN, SIVYER	605140 - NON PROD AC	8/10/2021	\$45,000.00	8.25
N004305	RAMONA	605140 - NON PROD AC	10/9/2019	\$7,000.00	10.33
N004485	EVA MAUD, SAPINERO	605140 - NON PROD AC	12/10/2021	\$37,500.00	7.64
N004485	EVA MAUD, SAPINERO	605140 - NON PROD AC	12/10/2021	\$37,500.00	8.35
N004715	1004, 1005, 1006, 1007	605145 - NON PRODUCE WITH ACCESS BELOW 9480	9/15/2020	\$96,500.00	10.33
N004715	1004, 1005, 1006, 1008	605145 - NON PRODUCE WITH ACCESS BELOW 9480	9/15/2020	\$96,500.00	10.33
N004715	1004, 1005, 1006, 1009	605141 - NON PROD AC WITH RD ACCESS	9/15/2020	\$96,500.00	10.33
N004715	1004, 1005, 1006, 1010	605141 - NON PROD AC WITH RD ACCESS	9/15/2020	\$96,500.00	10.33
N004804	SPRUCE	605140 - NON PROD AC	12/6/2019	\$20,000.00	7.3
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605140 - NON PROD AC	10/20/2020	\$30,000.00	2.58
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605145 - NON PRODUCE WITH ACCESS BELOW 9480	10/20/2020	\$30,000.00	2.56
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605144 - NO PRODUCE BELOW 9480	10/20/2020	\$30,000.00	6.27
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605145 - NON PRODUCE WITH ACCESS BELOW 9480	10/20/2020	\$30,000.00	2.78
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605140 - NON PROD AC	10/20/2020	\$30,000.00	9.89
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605140 - NON PROD AC	10/20/2020	\$30,000.00	9.49
N004839	CALLIOPE 2, IOWA CHIEF, ROCKY, RUMPUS, SILVER STAR, SITTING BULL, SUNDOWN	605140 - NON PROD AC	10/20/2020	\$30,000.00	10.33
N004846	GENEVA, VICTORIOUS, MOUNTAIN DALE, HERO	605140 - NON PROD AC	6/11/2021	\$12,000.00	9.84
N004846	GENEVA, VICTORIOUS, MOUNTAIN DALE, HERO	605146 - TRADE CREDIT ONLY	6/11/2021	\$12,000.00	9.19
N004846	GENEVA, VICTORIOUS, MOUNTAIN DALE, HERO	605146 - TRADE CREDIT ONLY	6/11/2021	\$12,000.00	9.93
N004846	GENEVA, VICTORIOUS, MOUNTAIN DALE, HERO	605141 - NON PROD AC WITH RD ACCESS	6/11/2021	\$12,000.00	6.65
N004878	POLAND	605140 - NON PROD AC	1/11/2024	\$10,000.00	6.2

