



Assessor

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SALES DATA USED FOR TAX YEAR 2025 AND 2026 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 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. A 24-month data collection period from July 1, 2022 to June 30, 2024 was concluded necessary to yield an adequate number of Vacant Land sales. *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 ECONOMIC AREAS 2025

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, ranging from mining claims in the Red Mountain area in southern Ouray County to remote parcels in the Uncompahgre National Forest in the northwestern region of the county and the Cimarron Range in northeastern Ouray 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 a mix of luxury level primary residences and second homes surrounding private golf and recreation facilities. The only current public access is via the paved 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 one acre to ten-plus acres. A few large acre agricultural parcels also can be found within this economic area. Serviced by the Loghill Mesa Fire Protection District, access to this area is via four 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.

Economic Area 7 – Fairway Pines

This area consists of the Fairway Pines Estates PUD and The Estates at Divide Ranch subdivisions, a semi-private golf course community. It is adjacent to Economic Area 6. Access to this area is via four 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. It is serviced by the Loghill Mesa Fire Protection District and some of the parcels are within the Fairway Pines Sanitation District. This area is within the taxing districts of 204, 210, and 213.

Account #	Economic Area	Land LVAL Code	Sale Date	Sale Price
R000814	1 - Ouray	100011 - OURAY RES 7100-<10K SF	7/7/2023	\$382,000.00
R005022	1 - Ouray	100011 - OURAY RES 7100-<10K SF	2/27/2023	\$292,000.00
R005023	1 - Ouray	100011 - OURAY RES 7100-<10K SF	2/24/2023	\$302,000.00
R006126	1 - Ouray	100011 - OURAY RES 7100-<10K SF	7/24/2023	\$119,000.00
R000054	1 - Ouray	100111 - OURAY RES <=7100SF	1/23/2024	\$169,000.00
R001070	1 - Ouray	100111 - OURAY RES <=7100SF	1/9/2024	\$360,000.00
R000632	1 - Ouray	110011 - FEDEL COURT LOT	1/20/2023	\$250,000.00
R005773	1 - Ouray	111090 - CHAUTAUQUA LOT	8/26/2022	\$220,000.00
R005625	1 - Ouray	124011 - NORTH OURAY LOTS	8/14/2023	\$180,000.00
R006873	1 - Ouray	124011 - NORTH OURAY LOTS	10/18/2022	\$225,000.00
R000622	1 - Ouray	221000 - OURAY CORE COMM <7100SF	3/22/2023	\$325,000.00
R005635	1 - Ouray	222007 - NORTH OURAY COMM ACREAGE	9/20/2023	\$385,000.00
R002297	2 - Ridgway	200000 - RIDGWAY STANDARD RES LOT (7100SF)	9/9/2022	\$220,000.00
R005556	2 - Ridgway	200001 - RIDGWAY RES SMALL LOT (SF)	12/21/2022	\$235,000.00
R005716	2 - Ridgway	200003 - RIVER PARK PRIME LOT	10/16/2023	\$233,000.00
R005718	2 - Ridgway	200003 - RIVER PARK PRIME LOT	2/1/2023	\$260,000.00
R002158	2 - Ridgway	202011 - SOLAR RCH Small Min Vw	4/25/2024	\$360,000.00
R002195	2 - Ridgway	202011 - SOLAR RCH Small Min Vw	8/30/2022	\$300,000.00
R002219	2 - Ridgway	202013 - SOLAR RCH Small, Views	7/6/2023	\$400,000.00
R003486	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	8/1/2023	\$550,000.00
R003571	2 - Ridgway	205011 - RIDGWAY SUBURB LOT	8/2/2023	\$325,000.00
R004871	2 - Ridgway	209011 - EGHILL SFR LT	7/23/2022	\$350,000.00
R004872	2 - Ridgway	209011 - EGHILL SFR LT	6/29/2023	\$420,000.00
R005294	2 - Ridgway	212002 - COMMERCIAL AC	9/9/2022	\$4,200,000.00
R005091	2 - Ridgway	213001 - LE RANCH	3/3/2023	\$325,000.00
R005240	2 - Ridgway	216011 - RIVER PARK FLAT LOT	4/25/2023	\$280,000.00
R006152	2 - Ridgway	216011 - RIVER PARK FLAT LOT	3/21/2023	\$280,000.00
R001948	2 - Ridgway	217011 - MARIE SCOTT SFR LT	3/18/2024	\$305,000.00
R006006	2 - Ridgway	217011 - MARIE SCOTT SFR LT	8/24/2022	\$235,000.00
R006420	2 - Ridgway	222010 - RIDGWAYEASTCOMM	8/22/2022	\$1,100,000.00
R005222	2 - Ridgway	222012 - RIDGWAY RIVER PARK COMMERCIAL (19K+ SF)	7/7/2022	\$600,000.00
R001404	2 - Ridgway	301011 - Elk Mdws Small	12/21/2022	\$87,000.00
R000005	2 - Ridgway	302011 - ELK MEADOWS STANDARD LOT	5/6/2024	\$125,000.00
R001413	2 - Ridgway	302011 - ELK MEADOWS STANDARD LOT	8/16/2022	\$68,000.00
R000221	2 - Ridgway	303011 - IDLEWILD	8/31/2023	\$145,000.00
R001278	2 - Ridgway	303011 - IDLEWILD	11/14/2022	\$137,500.00
R001369	2 - Ridgway	303011 - IDLEWILD	6/6/2024	\$123,000.00
R001547	2 - Ridgway	303011 - IDLEWILD	7/11/2022	\$169,000.00
R005562	2 - Ridgway	305011 - VALLEY VIEW LOTS	4/30/2024	\$715,000.00
R006710	2 - Ridgway	305011 - VALLEY VIEW LOTS	6/18/2024	\$466,000.00
R003617	2 - Ridgway	310011 - PLEASANT VALLEY VISTA SFR	12/30/2022	\$440,000.00
R006933	2 - Ridgway	310011 - PLEASANT VALLEY VISTA SFR	10/27/2023	\$450,000.00
R003425	2 - Ridgway	312011 - PLEASANT POINT 1 & 2	4/6/2023	\$420,000.00
R006932	2 - Ridgway	314011 - PLEASANT HILLS SFR LT	10/27/2023	\$450,000.00
R003542	2 - Ridgway	317011 - PLEASANT VALLEY SLOPE ACRES	10/15/2022	\$850,000.00
R005120	2 - Ridgway	317011 - PLEASANT VALLEY SLOPE ACRES	12/21/2022	\$760,000.00
R003560	2 - Ridgway	327011 - SILVERRES LT	5/14/2024	\$205,000.00
R003515	2 - Ridgway	706011 - RIDGWAY OUTLYING AC	8/11/2023	\$650,000.00
R002386	3 - Montrose	747901 - GSprings North Large	10/5/2023	\$250,000.00
R006785	3 - Montrose	747901 - GSprings North Large	7/14/2023	\$260,000.00
R002477	4 - Outyling	745101 - HORSEFLY MESA SOUTH AC	6/27/2023	\$535,000.00
R002524	4 - Outyling	746902 - GSprings South Large	6/6/2023	\$335,000.00
R002470	4 - Outyling	747103 - Dave Wood North (Plowed)	2/5/2024	\$295,000.00
R002553	4 - Outyling	747103 - Dave Wood North (Plowed)	9/30/2022	\$230,000.00
R005824	5 - Cornerstone	706091 - CORNERSTONE	10/18/2022	\$450,000.00
R005840	5 - Cornerstone	706092 - CORNERSTONE	7/21/2022	\$360,000.00
R005819	5 - Cornerstone	706093 - CORNERSTONE	8/25/2022	\$425,000.00
R005991	5 - Cornerstone	706093 - CORNERSTONE	11/1/2023	\$460,000.00

R005832	5 - Cornerstone	706095 - CORNERSTONE SMALL PRIME LOT	8/2/2022	\$375,000.00
R002748	6 - Log Hill	320011 - RVVDF SFR LT	4/19/2024	\$400,000.00
R003725	6 - Log Hill	506011 - LHV Standard Lot	6/28/2023	\$179,500.00
R003806	6 - Log Hill	506011 - LHV Standard Lot	6/29/2023	\$270,000.00
R003859	6 - Log Hill	506011 - LHV Standard Lot	5/24/2024	\$163,000.00
R003869	6 - Log Hill	506011 - LHV Standard Lot	7/5/2023	\$194,000.00
R003741	6 - Log Hill	508011 - LHV Lg	5/10/2024	\$249,000.00
R003885	6 - Log Hill	508011 - LHV Lg	10/18/2022	\$235,000.00
R003911	6 - Log Hill	508011 - LHV Lg	4/5/2024	\$249,000.00
R003946	6 - Log Hill	508011 - LHV Lg	8/24/2023	\$300,000.00
R003949	6 - Log Hill	508011 - LHV Lg	11/11/2022	\$182,000.00
R003992	6 - Log Hill	508011 - LHV Lg	8/2/2022	\$199,000.00
R003796	6 - Log Hill	509011 - LHV Sm Escp	7/21/2022	\$309,900.00
R006031	6 - Log Hill	576001 - LOG HILL NORTHEAST PRIME LOT	7/28/2023	\$260,000.00
R003080	6 - Log Hill	746901 - LOGHILL SOUTH AC	10/24/2023	\$450,000.00
R003098	6 - Log Hill	746901 - LOGHILL SOUTH AC	10/3/2022	\$365,000.00
R000386	6 - Log Hill	746902 - GSprings South Large	8/18/2023	\$180,000.00
R004187	6 - Log Hill	747901 - GSprings North Large	2/9/2024	\$330,000.00
R003114	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	5/8/2023	\$795,500.00
R004190	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	12/20/2022	\$200,000.00
R004193	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	2/15/2023	\$305,000.00
R004200	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	5/31/2023	\$470,000.00
R004266	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	7/19/2022	\$250,000.00
R006831	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	7/12/2022	\$250,000.00
R006831	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	4/19/2024	\$360,000.00
R006833	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	10/21/2022	\$270,000.00
R006911	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	10/27/2022	\$220,000.00
R006913	6 - Log Hill	747920 - LOGHILL NORTH LARGE AC	2/17/2023	\$245,000.00
R005585	6 - Log Hill	747940 - Log Hill Mesa Small Lot (<10acres)	1/24/2024	\$162,500.00
R005493	6 - Log Hill	747941 - Log Hill Mesa Large Lot (10-20 acres)	11/21/2023	\$230,000.00
R005426	6 - Log Hill	777011 - FISHER CANYON LOT	1/5/2023	\$210,000.00
R005426	6 - Log Hill	777011 - FISHER CANYON LOT	10/31/2023	\$235,000.00
R005681	6 - Log Hill	777011 - FISHER CANYON LOT	12/15/2022	\$249,000.00
R005683	6 - Log Hill	777011 - FISHER CANYON LOT	3/29/2024	\$208,500.00
R005688	6 - Log Hill	777011 - FISHER CANYON LOT	8/20/2022	\$180,000.00
R005688	6 - Log Hill	777011 - FISHER CANYON LOT	1/24/2024	\$199,900.00
R005692	6 - Log Hill	777011 - FISHER CANYON LOT	5/30/2023	\$229,000.00
R006039	6 - Log Hill	777011 - FISHER CANYON LOT	9/20/2023	\$251,800.00
R006043	6 - Log Hill	777011 - FISHER CANYON LOT	10/18/2022	\$209,000.00
R002745	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	9/13/2022	\$215,000.00
R002773	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	9/9/2022	\$140,000.00
R002774	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	6/10/2024	\$195,000.00
R002776	7 - Fairway Pines	510011 - FWP PRIME OS/GC LOT	7/7/2023	\$110,000.00
R005040	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	8/17/2022	\$85,000.00
R005054	7 - Fairway Pines	511011 - FWP SMALL OS/GC LOT	5/31/2024	\$80,000.00
R002753	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	5/22/2023	\$72,000.00
R002766	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	5/10/2024	\$140,000.00
R002784	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	7/27/2022	\$95,000.00
R002839	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	4/2/2024	\$115,000.00
R002841	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	8/21/2023	\$200,000.00
R002871	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	9/26/2023	\$85,000.00
R002878	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	11/30/2023	\$55,000.00
R002892	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	11/7/2022	\$68,000.00
R005131	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	11/10/2022	\$92,000.00
R005132	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	10/20/2022	\$68,500.00
R005134	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	12/13/2022	\$65,000.00
R005137	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	6/14/2024	\$92,500.00
R005142	7 - Fairway Pines	512011 - FWP SMALL NO OS/GC LOT	5/19/2023	\$110,000.00
R002845	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	9/20/2022	\$92,500.00

R002846	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	5/19/2023	\$80,000.00
R002855	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	10/28/2022	\$89,500.00
R002915	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	7/25/2022	\$69,750.00
R002979	7 - Fairway Pines	513011 - FWP MED OS/GC LOT	5/1/2023	\$75,000.00
R002895	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	5/22/2023	\$65,000.00
R002898	7 - Fairway Pines	514011 - FWP MED NO OS/GC LOTS	8/29/2023	\$75,000.00
R006076	7 - Fairway Pines	519011 - FWP Large Lot	11/27/2023	\$120,000.00
R006077	7 - Fairway Pines	519011 - FWP Large Lot	11/27/2023	\$120,000.00
R006078	7 - Fairway Pines	519011 - FWP Large Lot	6/13/2023	\$130,000.00