

Commercial Vacant Land Sales

2017 Commercial Reappraisal Study Period: July 1, 2014 - June 30, 2016

LEA	ADDRESS/LEGAL	SALES DATE	SALES PRICE	SQ FT	\$/SF
15113	TR IN E1/2NE1/4 19-6-66 AKA PARCEL 1 SIERRA RIDGE EXMPTN	03/21/16	\$ 1,000,000	215,186	\$ 4.65
15113	LOT 290 SIERRA RIDGE 1 11.09 AM/L	09/23/15	\$ 3,350,000	483,080	\$ 6.93
15113	LOT 4A1C1 STONEGATE 4 5TH AMD	12/23/14	\$ 550,000	66,560	\$ 8.26
15113	LOT 5A2 STONEGATE 4, AMD 2	03/28/16	\$ 835,000	81,022	\$ 10.31
15117	LOT 36A BLOCK 1 TWENTY MILE VILLAGE 2 AMD 10	08/08/14	\$ 650,000	47,785	\$ 13.60
15117	LOT 2B PARKER VALLEY CENTER 1 7TH AMD	08/04/15	\$ 700,000	47,524	\$ 14.73
15117	LOT 6 PARKER CENTRAL AREA 8 REPLAT OF LOT 3 3RD AMD	12/17/15	\$ 957,000	63,249	\$ 15.13
15117	LOT 1 THE HEIN CENTER 2 1ST AMD	12/08/14	\$ 2,000,000	111,601	\$ 17.92
15117	LOT 3 & 1/3 UND INT IN TRACT A HEATH COURT MINOR DEV	12/12/14	\$ 120,000	6,534	\$ 18.37
15119	LOTS 6&7 CROWN POINT 1, 6TH AMD	03/25/15	\$ 875,000	158,820	\$ 5.51
15119	LOTS1B- 2B1 CHERRYWOOD COMMERCIAL SUB FLG 1 2ND AMD	12/16/15	\$ 2,181,201	365,773	\$ 5.96
15119	LOT 4 CROWN POINT 1 22ND AMD	03/02/15	\$ 1,200,000	191,925	\$ 6.25
15119	LOT 4A CROWN POINT 1 AMD 20	03/02/15	\$ 3,000,000	393,782	\$ 7.62
15119	TRACT B LINCOLN MEADOWS FLG 1 4.19 AM/L	11/12/15	\$ 580,000	74,827	\$ 7.75
15119	LOT 2 BLK 1 PARKGLENN #3	11/30/15	\$ 456,000	49,571	\$ 9.20
15119	LOT 3 BLK 1 PARKGLENN # 3	11/30/15	\$ 458,200	49,528	\$ 9.25
15119	LOT 3A CROWN POINT 1 21ST AMD 5.947 AM/L	08/31/15	\$ 2,591,800	259,049	\$ 10.01
15119	LOT 4B CROWN POINT 1 AMD 20 1.71 AM/L	09/23/15	\$ 791,100	74,488	\$ 10.62
15119	TRACT IN NE1/4NW1/4 15-6-66+ LOT 1 BLK 1 PARKER HEIGHTS 1	04/29/16	\$ 776,000	59,808	\$ 12.97
15120	LOT 6 PARKER CENTRAL AREA 8 REPLAT OF LOT 3 3RD AMD	12/17/15	\$ 957,000	63,249	\$ 15.13
15120	LOT 1 THE HEIN CENTER 2 1ST AMD	12/08/14	\$ 2,000,000	111,601	\$ 17.92
15120	LOT 3 & 1/3 UND INT IN TRACT A HEATH COURT MINOR DEV	12/12/14	\$ 120,000	6,534	\$ 18.37
15120	Lot 1 Parker Central Area	12/19/13	\$ 325,000	18,165	\$ 17.89
15120	LOT 6 PRKR HILLTOP/TOWN SQ 1ST AMD	04/25/12	\$ 1,247,700	64,064	\$ 19.48
15301	LOT 1 BLOCK 3 PARKER AUTO PLAZA 2	01/29/15	\$ 1,900,000	570,200	\$ 3.33
15301	LOT 1 POLO BUSINESS PARK 2	10/02/15	\$ 600,000	179,249	\$ 3.35
15301	LOT 1 BLK 1 PARKGLENN WEST	12/05/14	\$ 525,000	138,695	\$ 3.79
15301	LOT 2 BLOCK 1 TWENTY MILE IND PARK 3	12/22/14	\$ 486,100	108,177	\$ 4.49
15301	TRACTS 8&9 BLAIR INDUSTRIAL CENTER	02/04/16	\$ 399,000	57,499	\$ 6.94
15301	TR IN S1/2SW1/4 15-6-66	05/29/15	\$ 865,000	122,752	\$ 7.05
15301	LOT 9B-1-A COMPARK VILLAGE 10	04/15/16	\$ 1,206,300	314,155	\$ 3.84
15301	LOT 2-C COMPARK FILING 3 1ST AMD	06/02/16	\$ 1,670,200	310,321	\$ 5.38
15301	LOT 2-D COMPARK FILING 3 3RD AMD	04/23/15	\$ 1,835,600	319,251	\$ 5.75
25106	LOT 2A-1A HIGHLANDS RANCH 58-A 7TH AMD	11/04/15	\$ 1,000,000	115,129	\$ 8.69
25106	LOT 2-B-A HIGHLANDS RANCH 58-A 6TH AMD	03/06/14	\$ 1,417,878	132,510	\$ 10.70
25106	LOT 14F4R1 PARK MEADOWS FILING 2 18TH AMENDMENT	07/06/15	\$ 230,000	20,038	\$ 11.48
25107	LOT 1A-2A HIGHLANDS RANCH 148 3RD AMD	09/27/13	\$ 800,000	121,053	\$ 6.61
25107	LOT 1A-1 HIGHLANDS RANCH 148 2ND AMD	11/19/12	\$ 700,000	103,760	\$ 6.75
25107	LOT 1D-1A HIGHLANDS RANCH 149 5TH AMD	08/30/13	\$ 575,000	83,679	\$ 6.87
25107	LOT 1A-7 HIGHLANDS RANCH 148 2ND AMD	12/28/12	\$ 1,000,000	72,527	\$ 13.79

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25107	LOT 1C-1B HIGHLANDS RANCH 149 3RD AMD	05/08/15	\$ 750,000	48,308	\$ 15.53
25107	LOT 1C-2E HIGHLANDS RANCH 149 3RD AMD	11/21/14	\$ 1,500,000	53,840	\$ 27.86
25108	LOTS 436A/436B HIGHLANDS RANCH 134-A 9TH AMD	07/25/12	\$ 6,678,000	954,748	\$ 6.99
25108	LOT 1 HIGHLANDS RANCH FILING 145	05/15/14	\$ 797,060	113,866	\$ 7.00
25108	LOT 5A HIGHLANDS RANCH #20 11TH AMEND 1.261 AM/L	05/07/14	\$ 400,000	54,886	\$ 7.29
25109	8198 SOUTHPARK COURT, LITTLETON	07/19/12	\$ 285,000	79,279	\$ 3.59
25109	PT LOT 1 SOUTHPARK #2	09/22/14	\$ 475,000	92,042	\$ 5.16
25109	8199 SOUTHPARK COURT, LITTLETON	12/11/13	\$ 778,000	117,176	\$ 6.64
25109	8195 SOUTHPARK LANE, LITTLETON	06/19/14	\$ 1,100,000	121,532	\$ 9.05
25114	LOT 21 BLK 2 HIGHLANDS RANCH #89A .0755 AM/L	09/26/14	\$ 200,000	33,759	\$ 5.92
25114	MOST LOT 88-B HIGHLANDS RANCH 118L 1ST AMD	12/28/15	\$ 2,150,000	285,623	\$ 7.53
25114	LOT A-3 PROVINCE CENTER 1A 2ND AMD	07/30/14	\$ 522,053	66,211	\$ 7.88
25114	LOT 2 HIGHLANDS RANCH #51-B	12/31/14	\$ 250,315	30,492	\$ 8.21
25116	LOTS 7 THRU 16 INC PLUM VALLEY SUBD PT OF PLUM DRIVE, ETC	12/11/14	\$ 2,391,000	478,289	\$ 5.00
25116	8029 SOUTHPARK CIRCLE	03/18/16	\$ 575,000	54,886	\$ 10.48
25116	PART LOT 1 BLOCK 1 LITTLETON COMMONS WEST	04/15/15	\$ 1,500,000	117,612	\$ 12.75
25116	LOT 1 BLOCK 1 LITTLETON COMMONS WEST	02/05/15	\$ 3,000,000	214,315	\$ 14.00
25116	LOT 2A HIGHLANDS RANCH 25B 5TH AMD	03/18/15	\$ 575,000	37,287	\$ 15.42
25117	64 W FLATIRON CROSSING DR, BROOMFIELD	02/23/16	\$ 525,000	47,393	\$ 11.08
25117	LOT 14F4R1 PARK MEADOWS FILING 2 18TH AMENDMENT	07/06/15	\$ 230,000	20,038	\$ 11.48
25117	60 FLATIRON CROSSING DR, BROOMFIELD	10/10/14	\$ 540,800	40,293	\$ 13.42
25117	8171 S CHESTER STREET, CENTENNIAL	06/26/14	\$ 800,000	52,272	\$ 15.30
25117	576 FLATIRON BLVD, BROOMFIELD	03/14/16	\$ 5,500,000	356,451	\$ 15.43
25202	LOT 5 RIDGEGATE SECTION 15 FILING 17	08/26/14	\$ 1,077,200	97,943	\$ 11.00
25202	LOT 1 RIDGEGATE SECTION 15 FLG 21	02/06/15	\$ 2,700,000	210,133	\$ 12.85
25202	LOT 3 RIDGEGATE SECTION 15 FLG 17	09/10/15	\$ 2,444,700	186,877	\$ 13.08
25202	LOT 3 RIDGEGATE 18	01/14/16	\$ 2,487,900	144,227	\$ 17.25
25202	LOT 6A RIDGEGATE SECTION 15 FLG 17 1ST AMD	03/01/16	\$ 3,285,000	138,564	\$ 23.71
25202	LOT 4 RIDGEGATE 18	07/30/15	\$ 1,800,000	74,585	\$ 24.13
25204	86 Inverness pl N, Englewood	12/11/15	\$ 1,659,639	262,667	\$ 6.32
25204	Lot 3 Blk 4 Meridian Offc Pk #1 2nd Amd	03/05/12	\$ 2,178,000	435,600	\$ 5.00
25204	Lot 1A Meridian Offc Pk #1 34th Amd	11/08/11	\$ 3,200,000	705,075	\$ 4.54
25204	Lot 4A-1E-1A1 Meridian Intl Bus Ctr 5 Amd 18	08/16/11	\$ 1,075,736	134,470	\$ 8.00
25205	Lots 10&11, Pts Lots 8, 9, & 12, Castle View Hts	12/12/12	\$ 2,300,000	214,842	\$ 10.71
25205	86 Inverness pl N, Englewood	12/11/15	\$ 1,659,639	262,667	\$ 6.32
25205	7079 S Kenton St., Centennial	12/17/15	\$ 1,079,325	88,427	\$ 12.21
25205	161 Inverness Drive W, Englewood, CO	08/26/15	\$ 7,577,000	432,115	\$ 17.53

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25206	LOT 5 RIDGEGATE SECTION 15 FILING 17	08/26/14	\$ 1,077,200	97,943	\$ 11.00
25206	LOT 14F4R1 PARK MEADOWS FILING 2 18TH AMENDMENT	07/06/15	\$ 230,000	20,038	\$ 11.48
25206	LOT 1 RIDGEGATE SECTION 15 FLG 21	02/06/15	\$ 2,700,000	210,133	\$ 12.85
25206	LOT 3 RIDGEGATE SECTION 15 FLG 17	09/10/15	\$ 2,444,700	186,877	\$ 13.08
25206	LOT 2-A1 OMNIPARK 1 7TH AMD	12/02/14	\$ 2,137,707	131,551	\$ 16.25
25210	LOT 1B-1 MERIDIAN OFFICE PARK 1 34TH AMD	11/18/14	\$ 1,000,000	52,141	\$ 19.18
25210	LOT 1C-1 MERIDIAN OFFICE PARK 1 34TH AMD	12/05/14	\$ 925,000	55,191	\$ 16.76
25210	LOT 4A-1D1A MERIDIAN INTL BUS CTR 5 14TH AMD	05/28/15	\$ 575,000	36,377	\$ 15.81
25210	LOT 7A-2A MERIDIAN INTL BUS CTR 5 15TH AMD	07/23/15	\$ 2,121,000	92,217	\$ 23.00
25216	Lot 5 RIDGEGATE SECTION 15 FLG 17	08/26/14	\$ 1,077,200	97,943	\$ 11.00
25216	Lot 1 RIDGEGATE SECTION 15 FLG 21	02/06/15	\$ 2,700,000	210,133	\$ 12.85
25216	Lot 3 RIDGEGATE SECTION 15 FLG 17	09/10/15	\$ 2,444,700	186,877	\$ 13.08
25216	LOT 3 RIDGEGATE 18	01/14/16	\$ 2,487,900	144,227	\$ 17.25
25216	Lot 6A RIDGEGATE SECTION 15 FLG 17 1st AMD	03/01/16	\$ 3,285,000	138,564	\$ 23.71
25216	LOT 4 RIDGEGATE 18	07/30/15	\$ 1,800,000	74,585	\$ 24.13
25307	LOT 9B-1-A COMPARK VILLAGE 10	04/15/16	\$ 1,206,300	314,155	\$ 3.84
25307	LOT 2-C COMPARK FILING 3 1ST AMD	06/02/16	\$ 1,670,200	310,321	\$ 5.38
25307	LOT 2-D COMPARK FILING 3 3RD AMD	04/23/15	\$ 1,835,600	319,251	\$ 5.75
25307	7044-7066 S Revere Pkwy, Englewood	07/12/15	\$ 1,500,000	415,650	\$ 3.61
25307	13999 E Davies Ave., Centennial	11/02/15	\$ 345,000	98,010	\$ 3.52
25307	8100 S Potomac St., Englewood, CO	02/24/15	\$ 693,700	217,800	\$ 3.19
25701	LOT 14 TITAN ROAD IND PARK 1	10/26/15	\$ 345,000	60,583	\$ 5.70
25701	LOT 4-O VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE	08/08/14	\$ 68,000	11,718	\$ 5.80
25701	LOT 2 CASTLE ROCK MARINE 1	09/02/15	\$ 1,925,000	327,136	\$ 5.88
25701	LOT 3 HH SUB 1ST AMENDMENT	09/23/14	\$ 410,000	67,954	\$ 6.03
25701	TRACT SE1/4SE1/4 6-6-68	09/26/14	\$ 445,000	63,162	\$ 7.05
25701	LOTS 11 & 12 REYNOLDS INDUSTRIAL PARK	05/06/16	\$ 675,000	92,609	\$ 7.29
25701	LOT 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
25922	LOT 2A-1A HIGHLANDS RANCH 58-A 7TH AMD	11/04/15	\$ 1,000,000	115,129	\$ 8.69
25922	LOT 2-B-A HIGHLANDS RANCH 58-A 6TH AMD	03/06/14	\$ 1,417,878	132,510	\$ 10.70
25922	LOT 14F4R1 PARK MEADOWS FILING 2 18TH AMENDMENT	07/06/15	\$ 230,000	20,038	\$ 11.48
35102	LOT 4 CHARTER OAKS 2	11/18/11	\$ 740,700	89,777	\$ 8.25
35102	LOT 7 CHARTER OAKS 4TH AMENDMENT	08/27/13	\$ 392,000	29,621	\$ 13.23
35102	LOT 3B METZLER RANCH 3 LOT 3 AMENDMENT 1	05/20/16	\$ 900,000	67,667	\$ 13.33
35103	TR IN SE1/4W1/4	05/21/15	\$ 95,000	45,956	\$ 2.07
35103	LOT 14 TITAN ROAD IND PARK 3 3.62 AM/L	10/26/15	\$ 345,000	157,687	\$ 2.19
35103	LOT 10 BLK 17 TOWN OF SEDALIA	05/20/15	\$ 32,500	7,405	\$ 4.39
35103	LOTS 11 & 12 REYNOLDS INDUSTRIAL PARK	05/06/16	\$ 675,000	92,609	\$ 7.29
35103	LOT 11 BLK A DONLEY'S ADD TO LARKSPUR 0.30 AM/L	10/28/15	\$ 68,000	13,068	\$ 5.20

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LEA	ADDRESS/LEGAL	SALES DATE	SALES PRICE	SQ FT	\$/SF
35103	LOTS 7 & 8 LARKSPUR TOWN OF	05/25/16	\$ 172,000	48,047	\$ 3.58
35103	TR OM W1/2NW1/4 34-9-67 SOUTH OF COUNTY RD 60 AND WEST OF DENVER & RIO GRANDE WESTERN RAILROAD	03/09/16	\$ 63,000	17,990	\$ 3.50
35103	PART LOT 4 DOUGLAS VALLEY ESTATES 5.687 AM/L (AKA SPURCE MTN DEV)	02/12/16	\$ 550,000	247,726	\$ 2.22
35103	PART LOT 3 DOUGLAS VALLEY EXTATES 6.967 AM/L (AKA PARCEL B SPRUCE MTN DEV)	12/07/15	\$ 650,000	303,483	\$ 2.14
35211	LOTS 5 & 6 BLK 10 ELEPHANT ROCK ACRES PALMER LAKE	09/25/14	\$ 49,700	10,001	\$ 4.97
35211	351 LINCOLN AVE, MONUMENT	09/28/15	\$ 690,000	137,650	\$ 5.01
35211	LOT 11 BLK A DONLEY'S ADD TO LARKSPUR	10/28/15	\$ 68,000	13,068	\$ 5.20
35211	9435 CHAPEL HILLS DR, COLORADO SPRINGS	05/03/16	\$ 175,000	33,254	\$ 5.26
45102	LOT 2 MILESTONE NO 4 7TH AMD AND LOT 5 MILESTONE NO 4 3RD AMD	08/12/15	\$ 1,075,000	128,414	\$ 8.37
45102	LOT 3B METZLER RANCH 3 LOT 3 AMD 1 1.553 AM/L	05/20/16	\$ 900,000	67,667	\$ 13.30
45102	LOT 1B METZLER RANCH FLG 9 2ND AMD 1.18 AM/L	05/25/16	\$ 750,000	51,401	\$ 14.59
45102	LOT 6-A CASTLE PINES COMMERCIAL 3 PER LLA 2013032253 1.992 AM/L	07/28/16	\$ 1,200,000	86,772	\$ 13.83
45102	LOT 6G-1B THE MEADOWS 17 AREA 4 AMD 8	04/20/16	\$ 499,000	37,167	\$ 13.43
45102	LOT 2 CASTLE PINES COMMERCIAL 4 AMD 3	04/16/15	\$ 1,150,000	43,298	\$ 26.56
45102	LOT 2 CASTLE PINES COMMERCIAL 10A 1.29 AM/L	11/06/15	\$ 1,690,000	56,192	\$ 30.08
45102	PART LOT 1 BLOCK 6 PROMENADE AT CASTLE ROCK 1	12/04/15	\$ 3,607,812	601,302	\$ 6.00
45102	LOT 1A BLOCK 3 PROMENADE AT CASTLE ROCK 1 AMD 3 15.220 AM/L	04/06/16	\$ 7,488,000	662,983	\$ 11.29
45102	LOT 1 BLOCK 5 PROMENADE AT CASTLE ROCK 1 AMD 5 1.318 AM/L	07/28/16	\$ 1,000,000	57,418	\$ 17.42
45102	LOT 2 BLOCK 5 PROMENADE AT CASTLE ROCK 1 AMD 5 1.418 AM/L	08/12/16	\$ 1,200,000	61,753	\$ 19.43
45106	LOT G1-5A MEADOWS PARKWAY PHASE II AMD 3	07/22/15	\$ 530,000	60,548	\$ 8.75
45106	TRACT IN NE1/4 34-7-67 1.00 AM/L 24-894	08/30/16	\$ 240,000	43,560	\$ 5.51
45106	LOT 3HH SUB 1ST AMD	09/23/14	\$ 410,000	67,954	\$ 6.03
45106	LOTS 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
45106	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45106	LOT 4-0 VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE 0.269	08/08/14	\$ 68,000	11,718	\$ 5.80
45107	LOT 6-A CASTLE PINES COMMERCIAL 3 PER LLA 2013032253 1.992 AM/L	07/28/16	\$ 1,200,000	86,772	\$ 13.83
45107	LOT 6B-1 MEADOWS 17 AREA 4 AMD 9 1.295 AM/L	10/02/15	\$ 832,100	56,410	\$ 14.75
45107	LOT 6E MEADOWS 17 AREA 4 AMD 10 1.565 AM/L	03/08/16	\$ 749,885	68,171	\$ 11.00
45107	LOT 6G-1B THE MEADOWS 17 AREA 4 AMD 8	04/20/16	\$ 499,000	37,167	\$ 13.43
45107	LOT 2 MILESTONE NO 4 7TH AMD AND LOT 5 MILESTONE NO 4 3RD AMD	08/12/15	\$ 1,075,000	128,414	\$ 8.37
45107	LOT G1-5A MEADOWS PARKWAY PHASE II AMD 3	07/22/15	\$ 530,000	60,548	\$ 8.75
45107	LOT 6G-1B THE MEADOWS 17 AREA 4 AMD 8	04/20/16	\$ 499,000	37,167	\$ 13.43
45107	LOT 1B METZLER RANCH FLG 9 2ND AMD 1.18 AM/L	05/25/16	\$ 750,000	51,401	\$ 14.59
45107	LOT 3B METZLER RANCH 3 LOT 3 AMD 1 1.553 AM/L	05/20/16	\$ 900,000	67,667	\$ 13.30
45107	TRACT IN NE1/4 34-7-67 1.00 AM/L 24-894	08/30/16	\$ 240,000	43,560	\$ 5.51
45108	LOT 2 CASTLE PINES COMMERCIAL 4 AMD 3	04/16/15	\$ 1,150,000	43,298	\$ 26.56
45108	LOT 2 CASTLE PINES COMMERCIAL 10A 1.29 AM/L	11/06/15	\$ 1,690,000	56,192	\$ 30.08
45108	PART LOT 1 BLOCK 6 PROMENADE AT CASTLE ROCK 1	12/04/15	\$ 3,607,812	601,302	\$ 6.00
45108	LOT 1A BLOCK 3 PROMENADE AT CASTLE ROCK 1 AMD 3 15.220 AM/L	04/06/16	\$ 7,488,000	662,983	\$ 11.29
45108	LOT 6B-1 MEADOWS 17 AREA 4 AMD 9 1.295 AM/L	10/02/15	\$ 832,100	56,410	\$ 14.75

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45108	LOT 6G-1B THE MEADOWS 17 AREA 4 AMD 8	04/20/16	\$ 499,000	37,167	\$ 13.43
45108	LOT 2 MILESTONE NO 4 7TH AMD AND LOT 5 MILESTONE NO 4 3RD AMD	08/12/15	\$ 1,075,000	128,414	\$ 8.37
45108	LOT 3B METZLER RANCH 3 LOT 3 AMD 1 1.553 AM/L	05/20/16	\$ 900,000	67,667	\$ 13.30
45108	LOT 1B METZLER RANCH FLG 9 2ND AMD 1.18 AM/L	05/25/16	\$ 750,000	51,401	\$ 14.59
45108	LOT 6-A CASTLE PINES COMMERCIAL 3 PER LLA 2013032253 1.992 AM/L	07/28/16	\$ 1,200,000	86,772	\$ 13.83
45108	LOT 1 BLOCK 5 PROMENADE AT CASTLE ROCK 1 AMD 5 1.318 AM/L	07/28/16	\$ 1,000,000	57,418	\$ 17.42
45108	LOT 2 BLOCK 5 PROMENADE AT CASTLE ROCK 1 AMD 5 1.418 AM/L	08/12/16	\$ 1,200,000	61,753	\$ 19.43
45109	LOT 6B-1 MEADOWS 17 AREA 4 AMD 9 1.295 AM/L	10/02/15	\$ 832,100	56,410	\$ 14.75
45109	LOT 6E MEADOWS 17 AREA 4 AMD 10 1.565 AM/L	03/08/16	\$ 749,885	68,171	\$ 11.00
45109	LOT 6G-1B THE MEADOWS 17 AREA 4 AMD 8	04/20/16	\$ 499,000	37,167	\$ 13.43
45109	LOT 2 MILESTONE NO 4 7TH AMD AND LOT 5 MILESTONE NO 4 3RD AMD	08/12/15	\$ 1,075,000	128,414	\$ 8.37
45109	LOT 3B METZLER RANCH 3 LOT 3 AMD 1 1.553 AM/L	05/20/16	\$ 900,000	67,667	\$ 13.30
45109	LOT 1B METZLER RANCH FLG 9 2ND AMD 1.18 AM/L	05/25/16	\$ 750,000	51,401	\$ 14.59
45109	LOT 2 CASTLE PINES COMMERCIAL 4 AMD 3	04/16/15	\$ 1,150,000	43,298	\$ 26.56
45109	LOT 2 CASTLE PINES COMMERCIAL 10A 1.29 AM/L	11/06/15	\$ 1,690,000	56,192	\$ 30.08
45109	LOT 1 BLOCK 5 PROMENADE AT CASTLE ROCK 1 AMD 5 1.318 AM/L	07/28/16	\$ 1,000,000	57,418	\$ 17.42
45109	LOT 2 BLOCK 5 PROMENADE AT CASTLE ROCK 1 AMD 5 1.418 AM/L	08/12/16	\$ 1,200,000	61,753	\$ 19.43
45109	LOT 6-A CASTLE PINES COMMERCIAL 3 PER LLA 2013032253 1.992 AM/L	07/28/16	\$ 1,200,000	86,772	\$ 13.83
45110	LOT 4-0 VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE 0.269	08/08/14	\$ 68,000	11,718	\$ 5.80
45110	LOT 3HH SUB 1ST AMD	09/23/14	\$ 410,000	67,954	\$ 6.03
45110	LOTS 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
45110	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45110	LOT G1-5A MEADOWS PARKWAY PHASE II AMD 3	07/22/15	\$ 530,000	60,548	\$ 8.75
45110	TRACT IN NE1/4 34-7-67 1.00 AM/L 24-894	08/30/16	\$ 240,000	43,560	\$ 5.51
45111	LOT 4-0 VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE 0.269	08/08/14	\$ 68,000	11,718	\$ 5.80
45111	LOT 3HH SUB 1ST AMD	09/23/14	\$ 410,000	67,954	\$ 6.03
45111	LOTS 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
45111	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45111	LOT G1-5A MEADOWS PARKWAY PHASE II AMD 3	07/22/15	\$ 530,000	60,548	\$ 8.75
45111	TRACT IN NE1/4 34-7-67 1.00 AM/L 24-894	08/30/16	\$ 240,000	43,560	\$ 5.51
45114	LOT 1 BURT AT CASTLE ROCK	04/30/15	\$ 1,850,000	311,759	\$ 5.93
45114	LOT 2 BURT AT CASTLE ROCK AMD 1 0.902 AM/L	07/11/16	\$ 297,368	39,291	\$ 7.57
45114	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45114	LOT 2 MILESTONE NO 4 7TH AMD AND LOT 5 MILESTONE NO 4 3RD AMD	08/12/15	\$ 1,075,000	128,414	\$ 8.37
45117	LOT 6B-1 MEADOWS 17 AREA 4 AMD 9 1.295 AM/L	10/02/15	\$ 832,100	56,410	\$ 14.75
45117	LOT 6E MEADOWS 17 AREA 4 AMD 10 1.565 AM/L	03/08/16	\$ 749,885	68,171	\$ 11.00
45117	LOT 6G-1B THE MEADOWS 17 AREA 4 AMD 8	04/20/16	\$ 499,000	37,167	\$ 13.43
45117	LOT 2 MILESTONE NO 4 7TH AMD AND LOT 5 MILESTONE NO 4 3RD AMD	08/12/15	\$ 1,075,000	128,414	\$ 8.37
45117	LOT 3B METZLER RANCH 3 LOT 3 AMD 1 1.553 AM/L	05/20/16	\$ 900,000	67,667	\$ 13.30
45117	LOT 1B METZLER RANCH FLG 9 2ND AMD 1.18 AM/L	05/25/16	\$ 750,000	51,401	\$ 14.59

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LEA	ADDRESS/LEGAL	SALES DATE	SALES PRICE	SQ FT	\$/SF
45119	LOTS 10-12 BLK 8 TOWN OF CASTLE ROCK	11/21/14	\$ 500,000	20,909	\$ 23.91
45119	LOT 6A BLOCK 23 TOWN OF CASTLE ROCK PER LLV 2015004540	05/06/15	\$ 225,000	6,534	\$ 34.44
45119	LOTS 8A-1 BLK 23 TOWN OF CASTLE ROCK PER LLV 2015026475 & LLA 2015032690	05/28/15	\$ 144,300	4,792	\$ 30.11
45119	LOT 4A-1 CASTLE PLAZA SOUTH 4TH AMD	04/29/15	\$ 875,000	61,420	\$ 14.25
45119	LOT 1 BLOCK 1 1ST BANK DOUGLAS COUNTY 1ST AMD	08/06/14	\$ 410,000	31,192	\$ 13.14
45120	LOT 1 BLOCK 1 1ST BANK DOUGLAS COUNTY 1ST AMD	08/06/14	\$ 410,000	31,192	\$ 13.14
45120	LOT 4A-1 CASTLE PLAZA SOUTH 4TH AMD	04/29/15	\$ 875,000	61,420	\$ 14.25
45120	LOTS 10-12 BLK 8 TOWN OF CASTLE ROCK	11/21/14	\$ 500,000	20,909	\$ 23.91
45120	LOT 6A BLOCK 23 TOWN OF CASTLE ROCK PER LLV 2015004540	05/06/15	\$ 225,000	6,534	\$ 34.44
45120	LOTS 8A-1 BLK 23 TOWN OF CASTLE ROCK PER LLV 2015026475 & LLA 2015032690	05/28/15	\$ 144,300	4,792	\$ 30.11
45122	LOT 1 BURT AT CASTLE ROCK	04/30/15	\$ 1,850,000	311,759	\$ 5.93
45122	LOT 2 BURT AT CASTLE ROCK AMD 1 0.902 AM/L	07/11/16	\$ 297,368	39,291	\$ 7.57
45122	LOT 1 BURT AT CASTLE ROCK AMD 1 3.489 AM/L	08/11/16	\$ 1,049,100	151,981	\$ 6.90
45122	LOT 4-0 VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE 0.269	08/08/14	\$ 68,000	11,718	\$ 5.80
45122	LOT 3HH SUB 1ST AMD	09/23/14	\$ 410,000	67,954	\$ 6.03
45122	LOTS 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
45122	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45122	TRACT IN SW1/4SW1/4 1-8-67 3.856 AM/L AND TRACT IN SW1/4SW1/4 1-8-67 1.593 AM/L	02/16/16	\$ 675,000	237,358	\$ 2.84
45122	LOTS 1 TO 9 AND MOST LOTS 10-12 BLK 24 CRAIG & GOULDS ADD TO CR	06/20/16	\$ 289,758	35,284	\$ 8.21
45124	TRACT IN SW1/4SW1/4 1-8-67 3.856 AM/L AND TRACT IN SW1/4SW1/4 1-8-67 1.593 AM/L	02/16/16	\$ 675,000	237,358	\$ 2.84
45124	TRACT IN SE1/4 15-8-67 34.003 AM/L MOST LSP 3629	09/22/14	\$ 2,000,000	1,437,480	\$ 1.39
45124	LOT 1 BLOCK 3 PARKER AUTO PLAZA 2 13.09 AM/L	01/29/15	\$ 1,900,000	570,200	\$ 3.33
45124	LOT 1 BLOCK 3 PARKER AUTO PLAZA FLG1 15.95 AM/L	01/09/15	\$ 1,737,000	694,782	\$ 2.50
45124	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45124	LOT 1 BURT AT CASTLE ROCK	04/30/15	\$ 1,850,000	311,759	\$ 5.93
45124	LOT 2 BURT AT CASTLE ROCK AMD 1 0.902 AM/L	07/11/16	\$ 297,368	39,291	\$ 7.57
45124	LOT 4-0 VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE 0.269	08/08/14	\$ 68,000	11,718	\$ 5.80
45124	LOT 3HH SUB 1ST AMD	09/23/14	\$ 410,000	67,954	\$ 6.03
45124	LOTS 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
45124	LOTS 1 TO 9 AND MOST LOTS 10-12 BLK 24 CRAIG & GOULDS ADD TO CR	06/20/16	\$ 289,758	35,284	\$ 8.21
45126	LOT 4A CRAIG & GOULDS ADDITION TO CASTLE ROCK 12TH AMD	10/22/15	\$ 83,000	6,229	\$ 13.32
45126	LOT 1 BURT AT CASTLE ROCK	04/30/15	\$ 1,850,000	311,759	\$ 5.93
45126	LOT 2 BURT AT CASTLE ROCK AMD 1 0.902 AM/L	07/11/16	\$ 297,368	39,291	\$ 7.57
45126	LOT 4-0 VILLAGE NORTH AMENDED 11727 SQ FT TOTAL ACREAGE 0.269	08/08/14	\$ 68,000	11,718	\$ 5.80
45126	LOT 3HH SUB 1ST AMD	09/23/14	\$ 410,000	67,954	\$ 6.03
45126	LOTS 4V & 4W VILLAGE NORTH AMENDED	02/13/15	\$ 185,000	23,174	\$ 7.98
45126	LOT 2 CASTLE ROCK MARINE	09/02/15	\$ 1,925,000	327,136	\$ 5.88
45126	TRACT IN SW1/4SW1/4 1-8-67 3.856 AM/L AND TRACT IN SW1/4SW1/4 1-8-67 1.593 AM/L	02/16/16	\$ 675,000	237,358	\$ 2.84
45126	LOTS 1 TO 9 AND MOST LOTS 10-12 BLK 24 CRAIG & GOULDS ADD TO CR	06/20/16	\$ 289,758	35,284	\$ 8.21
55103	TRACT IN SE1/4 15-8-67 34.003 AM/L MOST LSP 3629	09/22/14	\$ 2,000,000	1,437,480	\$ 1.39

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LEA	ADDRESS/LEGAL	SALES DATE	SALES PRICE	SQ FT	\$/SF
55103	TRACT IN N1/2NE1/4 27-7-67 2.55 AM/L NP 0398756, TR IN SE1/4 22-7-67 34.642 AM/L, AND PT OF THE SOUTH 114.0' OF SE1/4 22-7-67 11.562 AM/L	08/29/14	\$ 3,000,000	2,127,660	\$ 1.41
55103	TR IN NE1/4SW1/4 34-6-68 35.921 AM/L	12/28/15	\$ 2,000,000	1,564,719	\$ 1.28
55103	PART LOT 4 DOUGLAS VALLEY ESTATES 5.687 AM/L (AKA SPURCE MTN DEV)	02/12/16	\$ 550,000	247,726	\$ 2.22
55103	PART LOT 3 DOUGLAS VALLEY EXTATES 6.967 AM/L (AKA PARCEL B SPRUCE MTN DEV)	12/07/15	\$ 650,000	303,483	\$ 2.14
55103	TRACT IN S1/2SW1/4 13-7-68 & N1/2NW1/4 24-7-68 71.78 AM/L LSP 3507	07/28/14	\$ 1,100,000	3,144,248	\$ 0.35
55103	LAGAE RANCH 1 - MULTIPLE LOTS	08/14/14	\$ 10,000,000	10,585,080	\$ 0.94
55103	TRACT IN W1/2SW1/4 32-7-67 35.87 AM/L AKA MOST LOT 3 OAKLAND ESTATES MTD 0479551, RACT IN E1/2SW1/4 32-7-67 0.21 AM/L AKA PART LOT 3 OAKLAND ESTATES MTD 0479550	02/03/16	\$ 675,000	1,571,645	\$ 0.43
65103	LOT 10 BLK 17 TOWN OF SEDALIA	05/20/15	\$ 32,500	7,405	\$ 4.39
65103	LOTS 11 & 12 REYNOLDS INDUSTRIAL PARK	05/06/16	\$ 675,000	92,609	\$ 7.29
65103	TR IN SE1/4W1/4	05/21/15	\$ 95,000	45,956	\$ 2.07
65103	LOT 14 TITAN ROAD IND PARK 3 3.62 AM/L	10/26/15	\$ 345,000	157,687	\$ 2.19
65103	LOT 11 BLK A DONLEY'S ADD TO LARKSPUR 0.30 AM/L	10/28/15	\$ 68,000	13,068	\$ 5.20
65103	LOTS 7 & 8 LARKSPUR TOWN OF	05/25/16	\$ 172,000	48,047	\$ 3.58
65103	TR OM W1/2NW1/4 34-9-67 SOUTH OF COUNTY RD 60 AND WEST OF DENVER & RIO GRANDE WESTERN RAILROAD	03/09/16	\$ 63,000	17,990	\$ 3.50
65103	PART LOT 4 DOUGLAS VALLEY ESTATES 5.687 AM/L (AKA SPURCE MTN DEV)	02/12/16	\$ 550,000	247,726	\$ 2.22
65103	PART LOT 3 DOUGLAS VALLEY EXTATES 6.967 AM/L (AKA PARCEL B SPRUCE MTN DEV)	12/07/15	\$ 650,000	303,483	\$ 2.14
65120	LOT 11 BLK A DONLEY'S ADD TO LARKSPUR 0.30 AM/L	10/28/15	\$ 68,000	13,068	\$ 5.20
65120	TR OM W1/2NW1/4 34-9-67 SOUTH OF COUNTY RD 60 AND WEST OF DENVER & RIO GRANDE WESTERN RAILROAD	03/09/16	\$ 63,000	17,990	\$ 3.50
65120	LOTS 7 & 8 LARKSPUR TOWN OF	05/25/16	\$ 172,000	48,047	\$ 3.58
65120	LOT 10 BLK 17 TOWN OF SEDALIA	05/20/15	\$ 32,500	7,405	\$ 4.39
65120	LOTS 11 & 12 REYNOLDS INDUSTRIAL PARK	05/06/16	\$ 675,000	92,609	\$ 7.29
65120	TR IN SE1/4W1/4	05/21/15	\$ 95,000	45,956	\$ 2.07
65120	LOT 14 TITAN ROAD IND PARK 3 3.62 AM/L	10/26/15	\$ 345,000	157,687	\$ 2.19
65120	TRACT IN SE1/4 15-8-67 34.003 AM/L MOST LSP 3629	09/22/14	\$ 2,000,000	1,437,480	\$ 1.39
65121	TR IN NE1/4SW1/4 34-6-68 35.921 AM/L	12/28/15	\$ 2,000,000	35.921 AC	\$55,677.73/AC
65121	TR IN NW1/4 9 & IN NE1/4 8-9-67 35.553 AM/L AKA TRACT 23 DOUGLAS PARK	03/20/15	\$ 292,592	35.553 AC	\$8,229.74 /AC
65121	TR IN E1/2 5-9-68 AKA TRACT 2A THE ROCK ESTATES PER 2008028449, 2008081131 35.74 AM/L	04/16/15	\$ 152,740	35 AC	\$4,364.00/AC
65121	TRACT IN SE1/4NE1/4 31-10-67 & S1/2NW1/4 32-10-67 AKA TRACT C SIERRA PINES 1ST AMENDMENT 39.96 AM/L	07/17/15	\$ 368,112	39.96 AC	\$9,212.01/AC
65121	TRACT IN 11 & 12-9-68. 35.403 AM/L AKA PARCEL I 538-94 AKA TRACT 8 DAWSON BUTTE LSP 206 & LSP 3378	09/29/15	\$ 406,440	35.403 AC	\$11,480.38/AC
65121	TR IN NW1/4 13-10-66 LYING E OF HWY 83 36.22 AM/L	11/11/15	\$ 278,438	36.22 AC	\$7,687.41/AC
65121	NE1/4NE1/4 4-8-68 40.0 AM/L	06/15/16	\$ 550,000	40 AC	\$13,750.00/AC
65122	PART LOT 4 DOUGLAS VALLEY ESTATES 5.687 AM/L (AKA SPURCE MTN DEV)	02/12/16	\$ 550,000	247,726	\$ 2.22
65122	PART LOT 3 DOUGLAS VALLEY EXTATES 6.967 AM/L (AKA PARCEL B SPRUCE MTN DEV)	12/07/15	\$ 650,000	303,483	\$ 2.14
65122	LOT 14 TITAN ROAD IND PARK 3 3.62 AM/L	10/26/15	\$ 345,000	157,687	\$ 2.19
65122	TRACT IN SE1/4 15-8-67 34.003 AM/L MOST LSP 3629	09/22/14	\$ 2,000,000	1,437,480	\$ 1.39

Commercial Vacant Land Sales

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LEA	ADDRESS/LEGAL	SALES DATE	SALES PRICE	SQ FT	\$/SF
68091	TR IN NE1/4SW1/4 34-6-68 35.921 AM/L	12/28/15	\$ 2,000,000	1,564,719	\$ 1.28
68091	TRACT IN SE1/4 15-8-67 34.003 AM/L MOST LSP 3629	09/22/14	\$ 2,000,000	1,437,480	\$ 1.39