

Commercial Vacant Land Sales by Land Economic Area (LEA)

2023 Commercial Reappraisal Study Period: July 1, 2020 - June 30, 2022

LEA	Account/County	Location	Sale Date	Sale Price	SF	\$/SF
15113	R0467173	LOT 3 BLOCK 1 NEWLIN MEADOWS 3 1.26 AM/L	10/27/17	\$ 318,000	54,886	\$ 5.79
15113	R0467170+1	LOT 4 & 5 BLOCK 1 NEWLIN MEADOWS 3 1.64 AM/L	9/21/18	\$ 1,300,000	143,748	\$ 9.04
15113	R0467172	LOT 2 BLOCK 1 NEWLIN MEADOWS 3 1.41 AM/L	8/31/21	\$ 340,000	61,420	\$ 5.54
15113	R0467172	LOT 2 BLOCK 1 NEWLIN MEADOWS 3 1.41 AM/L	5/16/22	\$ 380,000	61,420	\$ 6.19
15117	R0480592	LOT 8 ROBINSON RANCH 2 2ND AMEND 1.41 AM/L	4/15/21	\$ 750,000	61,529	\$ 12.19
15117	R0478214	LOT 4A OLDE TOWN AT PARKER 1A 2ND AMEND 1.069 AM/L	10/13/21	\$ 592,070	46,566	\$ 12.71
15117	R0429319	TR IN E1/2SE1/4 20-6-66 LYING S OF CEDAR GULCH PKWY	11/9/21	\$ 2,250,000	227,906	\$ 9.87
15117	R0497419	LOT 6 COUNTRY MEADOWS SQUARE 3RD AMD	11/23/21	\$ 600,000	39,506	\$ 15.19
15117	R0475789	LOT 5 OLDE TOWN AT PARKER 1A 1st AMEND	1/28/22	\$ 1,000,000	68,488	\$ 14.60
15117	R0420859	TRACT IN NE1/4SE1/4 20-6-66 LYING N OF CEDAR GULCH PKWY	2/15/22	\$ 2,586,100	218,541	\$ 11.83
15119	R0611323	LOT 90A STONEGATE 22 7TH AMD 4.706 AM/L	9/11/20	\$ 1,946,200	204,993	\$ 9.49
15119	R0386535	LOT 1 PARKER NORTH 1ST AMEND. 0.703 AM/L	4/23/21	\$ 270,000	30,623	\$ 8.82
15119	R0439650	TRACT IN N1/2NW1/4 15-6-66 4.38 AM/L	6/23/21	\$ 1,765,500	190,793	\$ 9.03
15119	R0439283	TRACT IN N1/2NW1/4 15-6-66 LYING W OF PARKER RD & S OF LINCOLN	6/24/21	\$ 1,459,500	155,509	\$ 8.97
15119	R0480787+1	LOT 3&4 BLOCK 2 WESTCREEK 2 1ST AMD 0.499 AM/L	6/29/21	\$ 800,000	42,724	\$ 18.72
15120	R0610609	LOT 3 PARKER AND PINE 1 0.8723 AM/L	5/13/21	\$ 925,000	37,997	\$ 24.34
15120	R0610612	LOT 6 PARKER AND PINE 1 1.3804 AM/L	7/9/21	\$ 1,000,000	60,130	\$ 16.63
15120	R0610613	TRACT A PARKER AND PINE 1 8.0243 AM/L	7/23/21	\$ 3,930,000	349,539	\$ 11.24
15120	R0610610	LOT 4 PARKER AND PINE 1 1.8352 AM/L	8/11/21	\$ 1,525,009	79,941	\$ 19.08
15120	R0471611	LOT 10 PARKER HILLTOP TOWN SQUARE	1/28/22	\$ 1,000,000	40,655	\$ 24.60
15120	R0472349	LOT 9 PARKER HILLTOP TOWN SQUARE 1ST AMD 0.9587 AM/L	6/16/22	\$ 575,000	41,761	\$ 13.77
15129	R0614762	LOT 11 DOUGLAS 234 FLG 6 1.518 AM/L	4/15/21	\$ 1,223,100	66,116	\$ 18.50
15129	R0614752	LOT 1 DOUGLAS 234 FLG 6 0.930 AM/L	4/15/21	\$ 1,297,000	40,533	\$ 32.00
15129	R0614753	LOT 2 DOUGLAS 234 FLG 6 0.665 AM/L	4/15/21	\$ 928,800	29,024	\$ 32.00
15129	R0476516+1	LOT 1&2 BLOCK 1 HORSESHOE RIDGE 1ST AMD	8/26/21	\$ 1,856,864	89,734	\$ 20.69
15129	R0614754	LOT 3 DOUGLAS 234 FLG 6 AMD 1 1.204 AM/L	6/1/22	\$ 1,150,000	52,451	\$ 21.93
15301	R0490946	TRACT A COMPARK VILLAGE 8 17.019 AM/L	12/8/20	\$ 3,500,000	741,361	\$ 4.72
15301	R0493854	LOT 2A DRANSFELDT PLACE MINOR DEVELOPMENT AMD 1	3/16/21	\$ 305,000	37,767	\$ 8.08
15301	R0605840	TRACT A COMPARK VILLAGE 4 AMD 1 1.301 AM/L	5/12/21	\$ 380,000	56,672	\$ 6.71
15301	R0615657	LOT 1 COMPARK VILLAGE 12 1.360 AM/L	7/9/21	\$ 829,318	59,237	\$ 14.00
15301	R0492053	LOT 1A BLOCK 3 PARKER AUTO PLAZA 2 4TH AMD 5.701 AM/L	9/14/21	\$ 1,600,000	248,336	\$ 6.44
15301	R0491969	TRACT B COTTONWOOD HIGHLANDS 5 AMD 1 15.2573 AM/L	9/22/21	\$ 2,438,857	664,608	\$ 3.67
15301	R0474179	LOT 5 MARK SIX BUSINESS SUB 2ND AMEND 1.955 AM/L	10/15/21	\$ 950,000	85,160	\$ 11.16
15301	R0608363	LOT 2B-2D LINCOLN MEADOWS 1 5TH AMD	2/2/22	\$ 700,000	86,859	\$ 8.06
15301	R0492931	LOT 9A-1-A COMPARK VILLAGE 10 6.865 AM/L	4/11/22	\$ 2,093,448	299,039	\$ 7.00
15301	R0608364	LOT 2B-2E LINCOLN MEADOWS 1 5TH AMD 3.437 AM/L	6/1/22	\$ 1,123,000	149,716	\$ 7.50

LEA	Account/County	Location	Sale Date	Sale Price	SF	\$/SF
25106	R0487719	LOT 2-A2 OMNIPARK 1 7TH AMD	1/11/19	\$ 1,250,000	98,446	\$ 12.70
25106	R0479885	LOT 1D RIDGEGATE SECTION 15 FLG 5 3RD AMEND	5/31/19	\$ 1,782,900	92,783	\$ 19.22
25106	R0475586	TRACT IN NE1/4SE1/4 15-6-67	2/20/20	\$ 6,546,900	468,270	\$ 13.98
25106	R0610281	LOT 1B INVERNESS 7 15TH AMD	9/23/20	\$ 3,350,000	255,439	\$ 13.11
25106	R0611451	LOT 2-A-2 RIDGEGATE EAST 1 2ND AMD	5/20/21	\$ 3,500,000	198,416	\$ 17.64
25106	R0611452	LOT 2-A-4 RIDGEGATE EAST 1 2ND AMD	6/22/21	\$ 780,000	77,885	\$ 10.01
25107	ARAPAHOE	LOT 5 BLK 1 SAFEWAY OAKBROOK SHOPPING CENTER	4/12/19	\$ 1,100,000	144,712	\$ 7.60
25107	R0359247	PART LOT 1 SOUTHPARK 2 0.529 AM/L LYING NORTH OF POND AREA F	8/12/19	\$ 950,000	96,162	\$ 9.88
25107	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	\$ 1,700,000	163,817	\$ 10.38
25107	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	\$ 850,000	53,230	\$ 15.97
25107	R0484230	LOT 1D-1B HIGHLANDS RANCH 149 5TH AMD	3/18/21	\$ 1,100,000	114,389	\$ 9.62
25107	R0488515	LOT 1B HIGHLANDS RANCH 140 1ST AMD	7/30/21	\$ 955,240	47,742	\$ 20.01
25108	ARAPAHOE	LOT 5 BLK 1 SAFEWAY OAKBROOK SHOPPING CENTER	4/12/19	\$ 1,100,000	144,712	\$ 7.60
25108	R0359247	PART LOT 1 SOUTHPARK 2 0.529 AM/L LYING NORTH OF POND AREA F	8/12/19	\$ 950,000	96,162	\$ 9.88
25108	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	\$ 1,700,000	163,817	\$ 10.38
25108	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	\$ 850,000	53,230	\$ 15.97
25108	R0484230	LOT 1D-1B HIGHLANDS RANCH 149 5TH AMD	3/18/21	\$ 1,100,000	114,389	\$ 9.62
25108	R0488515	LOT 1B HIGHLANDS RANCH 140 1ST AMD	7/30/21	\$ 955,240	47,742	\$ 20.01
25109	ARAPAHOE	UNIT E-5 LITTLETON RIDGE AT SOUTHPARK CONDO PH 2	9/4/17	\$ 165,000	21,510	\$ 7.67
25109	ARAPAHOE	LOT 2 BLK 1 SOUTHBRIDGE FLG NO 12A	10/4/17	\$ 1,870,575	186,872	\$ 10.01
25109	ARAPAHOE	LOT 5 BLK 1 SAFEWAY OAKBROOK SHOPPING CENTER	4/12/19	\$ 1,100,000	144,712	\$ 7.60
25109	R0359247	PART LOT 1 SOUTHPARK 2 0.529 AM/L LYING NORTH OF POND AREA F	8/12/19	\$ 950,000	96,162	\$ 9.88
25109	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	\$ 1,700,000	163,817	\$ 10.38
25114	ARAPAHOE	LOT 5 BLK 1 SAFEWAY OAKBROOK SHOPPING CENTER	4/12/19	\$ 1,100,000	144,712	\$ 7.60
25114	R0359247	PART LOT 1 SOUTHPARK 2 0.529 AM/L LYING NORTH OF POND AREA F	8/12/19	\$ 950,000	96,162	\$ 9.88
25114	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	\$ 1,700,000	163,817	\$ 10.38
25114	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	\$ 850,000	53,230	\$ 15.97
25114	R0484230	LOT 1D-1B HIGHLANDS RANCH 149 5TH AMD	3/18/21	\$ 1,100,000	114,389	\$ 9.62
25114	R0488515	LOT 1B HIGHLANDS RANCH 140 1ST AMD	7/30/21	\$ 955,240	47,742	\$ 20.01
25116	R0494696	PARCEL 2 LITTLETON COMMONS WEST EXEMPTION 1 1.333 AM/L	5/8/18	\$ 1,050,000	58,065	\$ 18.08
25116	ARAPAHOE	LOT 5 BLK 1 SAFEWAY OAKBROOK SHOPPING CENTER	4/12/19	\$ 1,100,000	144,712	\$ 7.60
25116	R0494696	PARCEL 2 LITTLETON COMMONS WEST EXEMPTION 1 1.333 AM/L	12/19/19	\$ 1,400,000	58,065	\$ 24.11
25116	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	\$ 850,000	53,230	\$ 15.97
25116	R0484230	LOT 1D-1B HIGHLANDS RANCH 149 5TH AMD	3/18/21	\$ 1,100,000	114,389	\$ 9.62
25116	R0488515	LOT 1B HIGHLANDS RANCH 140 1ST AMD	7/30/21	\$ 955,240	47,742	\$ 20.01
25117	R0487719	LOT 2-A2 OMNIPARK 1 7TH AMD	1/11/19	\$ 1,250,000	98,446	\$ 12.70
25117	R0479885	LOT 1D RIDGEGATE SECTION 15 FLG 5 3RD AMEND	5/31/19	\$ 1,782,900	92,783	\$ 19.22
25117	R0475586	TRACT IN NE1/4SE1/4 15-6-67	2/20/20	\$ 6,546,900	468,270	\$ 13.98
25117	R0610281	LOT 1B INVERNESS 7 15TH AMD	9/23/20	\$ 3,350,000	255,439	\$ 13.11

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25117	R0611451	LOT 2-A-2 RIDGEGATE EAST 1 2ND AMD	5/20/21	\$ 3,500,000	198,416	\$ 17.64
25117	R0611452	LOT 2-A-4 RIDGEGATE EAST 1 2ND AMD	6/22/21	\$ 780,000	77,885	\$ 10.01
25202	R0475695	LOT 1 RIDGEGATE SECTION 12 FILING 12	9/17/18	\$ 4,225,200	211,266	\$ 20.00
25202	R0479885	LOT 1D RIDGEGATE SECTION 15 FLG 5 3RD AMEND	5/31/19	\$ 1,782,900	92,783	\$ 19.22
25202	R0607001+3	LOT 3-A RIDGEGATE SECTION 15 FLG 17 PER LLAC 2019020497; MOST LOT	5/31/19	\$ 8,000,000	550,773	\$ 14.53
25202	R0475586	TRACT IN NE1/4SE1/4 15-6-67	2/20/20	\$ 6,546,900	468,270	\$ 13.98
25202	R0611451	LOT 2-A-2 RIDGEGATE EAST 1 2ND AMD	5/20/21	\$ 3,500,000	198,416	\$ 17.64
25202	R0611452	LOT 2-A-4 RIDGEGATE EAST 1 2ND AMD	6/22/21	\$ 780,000	77,885	\$ 10.01
25204	R0414272+3	TRACT A,LOTS5A,4A-1&3A-1 MER OFFICE PARK # 4 1ST AMEND	3/18/20	\$ 9,250,000	2,147,944	\$ 4.31
25204	ARAPAHOE	7284 S POTOMAC ST, CENTENNIAL	10/3/20	\$ 836,330	175,982	\$ 4.75
25204	ARAPAHOE	7482 S TUCSON WAY, CENTENNIAL	6/2/21	\$ 1,000,000	187,308	\$ 5.34
25204	ARAPAHOE	7431 S JORDAN RD, ENGLEWOOD	6/7/22	\$ 1,700,000	345,866	\$ 4.92
25205	R0454992	LOT 2B-1A INVERNESS 6 9TH AMD 9.385 AM/L	8/30/17	\$ 6,750,000	408,811	\$ 16.51
25205	R0610281	LOT 1B INVERNESS 7 15TH AMD 5.684 AM/L	9/23/20	\$ 3,350,000	255,439	\$ 13.11
25205	ARAPAHOE	6560 S PEORIA ST, CENTENNIAL	11/19/21	\$ 740,129	95,832	\$ 7.72
25205	ARAPAHOE	10140 E COSTILLA AVE, CENTENNIAL	5/26/22	\$ 1,500,000	155,945	\$ 9.62
25206	R0487719	LOT 2-A2 OMNIPARK 1 7TH AMD	1/11/19	\$ 1,250,000	98,446	\$ 12.70
25206	R0479885	LOT 1D RIDGEGATE SECTION 15 FLG 5 3RD AMEND	5/31/19	\$ 1,782,900	92,783	\$ 19.22
25206	R0475586	TRACT IN NE1/4SE1/4 15-6-67	2/20/20	\$ 6,546,900	468,270	\$ 13.98
25206	R0610281	LOT 1B INVERNESS 7 15TH AMD	9/23/20	\$ 3,350,000	255,439	\$ 13.11
25206	R0611451	LOT 2-A-2 RIDGEGATE EAST 1 2ND AMD	5/20/21	\$ 3,500,000	198,416	\$ 17.64
25206	R0611452	LOT 2-A-4 RIDGEGATE EAST 1 2ND AMD	6/22/21	\$ 780,000	77,885	\$ 10.01
25210	R0471585	LOT 2A-1C2 MERIDIAN INTL BUSINESS CTR 5, 13TH AMD	1/24/18	\$ 475,000	36,286	\$ 13.09
25210	R0471584	Lot 2A-1C1 Meridian International Business Center 5, 13th Amd	8/24/18	\$ 846,100	56,388	\$ 15.00
25210	R0611451	LOT 2-A-2 RIDGEGATE EAST 1 2ND AMD 4.555 AM/L	5/20/21	\$ 3,500,000	198,416	\$ 17.64
25210	R0611452	LOT 2-A-4 RIDGEGATE EAST 1 2ND AMD 1.788 AM/L	6/22/21	\$ 780,000	77,885	\$ 10.01
25216	R0475695	LOT 1 RIDGEGATE SECTION 15 12	9/17/18	\$ 4,225,200	211,266	\$ 20.00
25216	R0611451	LOT 2-A-2 RIDGEGATE EAST 1 2ND AMD 4.555 AM/L	5/20/21	\$ 3,500,000	198,416	\$ 17.64
25216	R0611452	LOT 2-A-4 RIDGEGATE EAST 1 2ND AMD 1.788 AM/L	6/22/21	\$ 780,000	77,885	\$ 10.01
25307	R0443355	LOT 2-B COMPARK FILING 3 1ST AMEND	8/9/19	\$ 1,420,000	267,066	\$ 5.32
25307	ARAPAHOE	7852 S WHEELING CT, ENGLEWOOD	12/14/20	\$ 775,000	176,418	\$ 4.39
25307	ARAPAHOE	7801 S FAIRPLAY ST, CENTENNIAL	10/1/21	\$ 4,500,000	860,310	\$ 5.23
25307	ARAPAHOE	8039 S CHAMBERS RD, ENGLEWOOD	2/10/22	\$ 2,671,766	643,817	\$ 4.15
25307	ARAPAHOE	8001 S CHAMBERS RD, ENGLEWOOD	5/12/22	\$ 1,784,896	360,677	\$ 4.95
25701	R0414813+2	LOTS 1A, 2A AND 3A SOUTH SANTE FE PLANNED DEVELOPMENT	5/3/18	\$ 7,000,000	985,676	\$ 7.10
25701	R0020394	TR IN SE 1/4 SE 1/4 6-6-68 0.681 AM/L	6/7/18	\$ 245,000	29,664	\$ 8.26
25701	R0416094+1	LOTS 13 AND 14 HIGHLANDS RANCH #105A	12/10/18	\$ 2,200,000	143,095	\$ 15.37
25701	R0359247	PART LOT 1 SOUTHPARK 2 0.529 AM/L LYING NORTH OF POND AREA F	8/12/19	\$ 950,000	96,162	\$ 9.88
25701	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	\$ 850,000	53,230	\$ 15.97

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25701	R0611321	LOT 4A TITAN ROAD INDUSTRIAL PARK 1 4TH AMD	1/26/22	\$ 1,500,000	192,492	\$ 7.79
25922	ARAPAHOE	LOT 5 BLK 1 SAFEWAY OAKBROOK SHOPPING CENTER	4/12/19	\$ 1,100,000	144,712	\$ 7.60
25922	R0359247	PART LOT 1 SOUTHPARK 2 0.529 AM/L LYING NORTH OF POND AREA F	8/12/19	\$ 950,000	96,162	\$ 9.88
25922	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	\$ 1,700,000	163,817	\$ 10.38
25922	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	\$ 850,000	53,230	\$ 15.97
25922	R0484230	LOT 1D-1B HIGHLANDS RANCH 149 5TH AMD	3/18/21	\$ 1,100,000	114,389	\$ 9.62
25922	R0488515	LOT 1B HIGHLANDS RANCH 140 1ST AMD	7/30/21	\$ 955,240	47,742	\$ 20.01
35102	R0496705	LOT 1 CASTLE PINES TOWN CENTER 2 2ND AMD	8/12/20	\$ 4,638,400	882,090	\$ 5.26
35102	R0165489+2	LOT 22, LOT 23, MOST LOT 24 BLK 1 BEVERLY HILLS ESTS 1	9/28/20	\$ 1,150,000	82,241	\$ 13.98
35102	R0247249	TRACT A CHARTER OAKS	4/26/21	\$ 800,000	40,685	\$ 19.66
35102	R0617527	LOT 3 CANYONSIDE 2	4/4/22	\$ 5,779,728	251,820	\$ 22.95
35102	R0478438+1	LOT 232 AND LOT 233 LAGAE RANCH 1	4/19/22	\$ 1,750,000	248,684	\$ 7.04
35102	R0617709	LOT 1A CHARTER OAKS 9TH AMD	4/27/22	\$ 1,810,000	47,149	\$ 38.39
35103	R0162835	LOT 7A BLK 17 SEDALIA PER LLV 2007072104 0.499 AM/L	6/14/21	\$ 315,000	21,736	\$ 14.49
35103	R0413325	TRACT IN NW1/4NE1/4 10-7-68 AKA PARCEL 1 BRADLEY EXEMPTION 3.09	11/1/21	\$ 970,000	134,600	\$ 7.21
35103	R0617343	LOT 11A-1 REYNOLDS INDUSTRIAL PARK AMD 3 2.116 AM/L	11/9/21	\$ 2,760,000	92,164	\$ 29.95
35103	R0276816	LOT 21 REYNOLDS INDUSTRIAL PARK 1.131 AM/L	11/29/21	\$ 600,000	49,266	\$ 12.18
35103	R0611321	LOT 4A TITAN ROAD INDUSTRIAL PARK 1 4TH AMD	1/26/22	\$ 1,500,000	192,492	\$ 7.79
35211	R0605049	LOT B1-A1-A BUSS SUB MINOR AMD 6 2.01 AM/L	1/28/19	\$ 425,000	87,765	\$ 4.84
35211	R0086983	LOT 5 BLK A DONLEY'S ADD TO LARKSPUR AND SOUTH 88 FT OF LOT 6 BLK	12/27/19	\$ 260,000	39,204	\$ 6.63
35211	R0457630	LOT 5-A2 LARKSPUR SOUTH 2ND AMD	12/7/20	\$ 200,000	62,291	\$ 3.21
35211	R0476565	LOT 2A ROXBOROUGH PARK FILING 1 PER LLV 2008000448	4/23/21	\$ 1,250,000	180,774	\$ 6.91
35211	R0611777	MOST LOT 119A-1 CHATFIELD FARMS 1-A 3RD AMD	10/6/21	\$ 835,000	70,480	\$ 11.85
35211	R0607973	LOT 324-A STERLING RANCH 3A 3RD AMD	4/5/22	\$ 5,350,000	535,666	\$ 9.99
45102	R0610256	LOT 2A-2A BLOCK 3 THE MEADOWS 20 PHASE 1 AMD 16	8/28/20	\$ 1,012,200	63,265	\$ 16.00
45102	R0492059	LOT 2A MONTANA VISTA AMD 1 1.996 AM/L	5/18/21	\$ 700,000	86,933	\$ 8.05
45102	R0492060+1	LOTS 2B AND 2C MONTANA VISTA AMD 1 0.545 AM/L	5/18/21	\$ 1,200,000	47,541	\$ 25.24
45102	R0436328	LOT 4 COOPER-HOOK/MAIN PLACE FILING 1 7.1472 AM/L LSP 4893	6/21/21	\$ 1,040,000	311,332	\$ 3.34
45102	R0616430	LOT 6E-3A MEADOWS 17 AREA 4 AMD 13	10/13/21	\$ 503,600	35,580	\$ 14.15
45102	R0496225	LOT 5 THE MEADOWS 17 AREA 2	4/12/22	\$ 1,151,073	54,798	\$ 21.01
45106	R0602721	LOT 3 CASTLE ROCK INDUSTRIAL PARK	10/1/18	\$ 820,500	55,814	\$ 14.70
45106	R0409252+1	TR IN SE1/4 15-8-67 1.399 AM/L AKA MOST OF PARCEL B & C AND TRACT	3/5/20	\$ 1,513,570	127,582	\$ 11.86
45106	R0610679	LOT 1-A CASTLE ROCK INDUSTRIAL PARK	6/11/20	\$ 800,000	44,170	\$ 18.11
45106	R0388652	LOT 1B BLOCK 9 CITADEL STATION #6 FOURTH AMENDMENT	12/17/20	\$ 563,013	102,366	\$ 5.50
45106	R0618390+1	LOTS 1 AND 2 THE MEADOWS 19 PARCEL 2N	6/13/22	\$ 6,944,705	595,204	\$ 11.67
45107	R0610679	LOT 1-A CASTLE ROCK INDUSTRIAL PARK	6/11/20	\$ 800,000	44,170	\$ 18.11
45107	R0610256	LOT 2A-2A BLOCK 3 THE MEADOWS 20 PHASE 1 AMD 16	8/28/20	\$ 1,012,200	63,265	\$ 16.00
45107	R0492059	LOT 2A MONTANA VISTA AMD 1 1.996 AM/L	5/18/21	\$ 700,000	86,933	\$ 8.05
45107	R0492060+1	LOTS 2B AND 2C MONTANA VISTA AMD 1 0.545 AM/L	5/18/21	\$ 1,200,000	47,541	\$ 25.24

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45107	R0616430	LOT 6E-3A MEADOWS 17 AREA 4 AMD 13	10/13/21	\$ 503,600	35,580	\$ 14.15
45107	R0496225	LOT 5 THE MEADOWS 17 AREA 2	4/12/22	\$ 1,151,073	54,798	\$ 21.01
45108	R0607326	LOT 5A-4A BLOCK 4 PROMENADE AT CASTLE ROCK 1 AMD 17	10/15/19	\$ 1,325,000	49,528	\$ 26.75
45108	R0610687	LOT 5A-1 BLOCK 1 PROMENADE AT CASTLE ROCK 1 AMD 18	7/31/20	\$ 700,000	42,689	\$ 16.40
45108	R0614475	LOT 2A-1A BLOCK 3 PROMENADE AT CASTLE ROCK 1 AMD 23	5/20/21	\$ 10,250,000	442,682	\$ 23.15
45108	R0499308	LOT 1A-1A-1 BLOCK 2 PROMENADE AT CASTLE ROCK 1 AMD 20	5/26/21	\$ 1,200,000	65,188	\$ 18.41
45108	R0618403	LOT 6A-2 BLOCK 1 PROMENADE AT CASTLE ROCK 1 AMD 24	6/22/22	\$ 1,700,000	72,925	\$ 23.31
45109	R0610256	LOT 2A-2A BLOCK 3 THE MEADOWS 20 PHASE 1 AMD 16	8/28/20	\$ 1,012,200	63,265	\$ 16.00
45109	R0492059	LOT 2A MONTANA VISTA AMD 1 1.996 AM/L	5/18/21	\$ 700,000	86,933	\$ 8.05
45109	R0492060+1	LOTS 2B AND 2C MONTANA VISTA AMD 1 0.545 AM/L	5/18/21	\$ 1,200,000	47,541	\$ 25.24
45109	R0616430	LOT 6E-3A MEADOWS 17 AREA 4 AMD 13	10/13/21	\$ 503,600	35,580	\$ 14.15
45109	R0496225	LOT 5 THE MEADOWS 17 AREA 2	4/12/22	\$ 1,151,073	54,798	\$ 21.01
45109	R0618390+1	LOTS 1 AND 2 THE MEADOWS 19 PARCEL 2N	6/13/22	\$ 6,944,705	595,204	\$ 11.67
45110	R0342442	LOT 2 BLK 6 CITADEL STATION # 6	8/1/18	\$ 1,800,000	152,678	\$ 11.79
45110	R0602721	LOT 3 CASTLE ROCK INDUSTRIAL PARK	10/1/18	\$ 820,500	55,814	\$ 14.70
45110	R0409252+1	TR IN SE1/4 15-8-67 1.399 AM/L AKA MOST OF PARCEL B & C AND TRACT	3/5/20	\$ 1,513,570	127,582	\$ 11.86
45110	R0610679	LOT 1-A CASTLE ROCK INDUSTRIAL PARK	6/11/20	\$ 800,000	44,170	\$ 18.11
45110	R0388652	LOT 1B BLOCK 9 CITADEL STATION #6 FOURTH AMENDMENT	12/17/20	\$ 563,013	102,366	\$ 5.50
45111	R0342442	LOT 2 BLK 6 CITADEL STATION # 6	8/1/18	\$ 1,800,000	152,678	\$ 11.79
45111	R0602721	LOT 3 CASTLE ROCK INDUSTRIAL PARK	10/1/18	\$ 820,500	55,814	\$ 14.70
45111	R0409252+1	TR IN SE1/4 15-8-67 1.399 AM/L AKA MOST OF PARCEL B & C AND TRACT	3/5/20	\$ 1,513,570	127,582	\$ 11.86
45111	R0610679	LOT 1-A CASTLE ROCK INDUSTRIAL PARK	6/11/20	\$ 800,000	44,170	\$ 18.11
45111	R0388652	LOT 1B BLOCK 9 CITADEL STATION #6 FOURTH AMENDMENT	12/17/20	\$ 563,013	102,366	\$ 5.50
45114	R0498508	LOT 4 FOUNDERS MARKETPLACE 1 AMD 2 1.13 AM/L	6/4/18	\$ 700,000	49,223	\$ 14.22
45114	R0454807	LOT 5 FOUNDERS MARKETPLACE 1 1ST AMD 1.218 AM/L	9/28/18	\$ 500,000	53,056	\$ 9.42
45114	R0498506	LOT 2 FOUNDERS MARKETPLACE 1 AMD 2 1.41 AM/L	12/21/18	\$ 718,200	61,420	\$ 11.69
45114	R0498507	LOT 3 FOUNDERS MARKETPLACE 1 AMD 2 1.17 AM/L	2/13/19	\$ 917,500	50,965	\$ 18.00
45114	R0498510	LOT 6 FOUNDERS MARKETPLACE 1 AMD 2 1.59 AM/L	1/2/20	\$ 600,000	69,260	\$ 8.66
45116	R0409251	TR IN NE1/4SE1/4 15-8-67	8/3/20	\$ 904,000	279,782	\$ 3.23
45116	R0611789	PT 2 TRACTS IN N1/2NE1/4 22-8-67 11.92 AM/L PT LSP 2988	11/30/20	\$ 1,950,000	519,235	\$ 3.76
45116	R0425475+2	LOTS 4, 5, AND 6 BROOKSIDE BUSINESS CENTER #4 1ST AMEND.	1/15/21	\$ 1,395,000	730,937	\$ 1.91
45116	R0614280+1	LOTS 1 AND 2 BROOKSIDE BUSINESS CENTER 4 2ND AMD 4.683 AM/L	4/29/21	\$ 2,800,000	295,563	\$ 9.47
45116	R0617369	LOT 2 SANDERS BUSINESS PARK 6.457 AM/L	3/14/22	\$ 2,750,000	281,268	\$ 9.78
45117	R0608293	LOT 6-D MEADOWS 17 AREA 4 AMD 11	1/10/20	\$ 359,800	28,227	\$ 12.75
45117	R0610256	LOT 2A-2A BLOCK 3 THE MEADOWS 20 PHASE 1 AMD 16	8/28/20	\$ 1,012,200	63,265	\$ 16.00
45117	R0442121	LOT 2 BLK 1 THE MEADOWS FLG 11 - PCLS 8 & 9	12/3/20	\$ 553,600	123,101	\$ 4.50
45117	R0616430	LOT 6E-3A MEADOWS 17 AREA 4 AMD 13	10/13/21	\$ 503,600	35,580	\$ 14.15
45117	R0496225	LOT 5 THE MEADOWS 17 AREA 2	4/12/22	\$ 1,151,073	54,798	\$ 21.01
45117	R0618390+1	LOTS 1 AND 2 THE MEADOWS 19 PARCEL 2N	6/13/22	\$ 6,944,705	595,204	\$ 11.67

LEA	Account/County	Location	Sale Date	Sale Price	SF	\$/SF
45119	R0076056+2	LOTS 7, 8, 9, 10, 11 & 12 BLK 32 TOWN OF CASTLE ROCK	7/13/18	\$ 4,432,500	41,949	\$ 105.66
45119	R0081891	LOTS 23 - 26 BLK 9 WILCOX ADD TO CASTLE ROCK	4/5/19	\$ 834,000	8,146	\$ 102.38
45119	R0443382+1	LOTS 13-16 BLK 11 WILCOX ADDITION & PT OF VACATED JERRY ST; LOTS 7	1/27/20	\$ 1,850,000	87,643	\$ 21.11
45120	R0484358	LOT 4A-1 CASTLE PLAZA SOUTH 4TH AMD	3/27/18	\$ 975,000	61,420	\$ 15.87
45120	R0607180	LOT 6A CASTLE PLAZA SOUTH FIFTH AMD	11/26/19	\$ 531,800	34,325	\$ 15.49
45120	R0443382+1	LOTS 13-16 BLK 11 WILCOX ADDITION & PT OF VACATED JERRY ST; LOTS 7	1/27/20	\$ 1,850,000	87,643	\$ 21.11
45122	R0409252+1	TR IN SE1/4 15-8-67 1.399 AM/L AKA MOST OF PARCEL B & C AND TRACT	3/5/20	\$ 1,513,570	127,582	\$ 11.86
45122	R0409251	TR IN NE1/4SE1/4 15-8-67	8/3/20	\$ 904,000	279,782	\$ 3.23
45122	R0611789	PT 2 TRACTS IN N1/2NE1/4 22-8-67 11.92 AM/L PT LSP 2988	11/30/20	\$ 1,950,000	519,235	\$ 3.76
45122	R0614280+1	LOTS 1 AND 2 BROOKSIDE BUSINESS CENTER 4 2ND AMD 4.683 AM/L	4/29/21	\$ 2,800,000	295,563	\$ 9.47
45122	R0617369	LOT 2 SANDERS BUSINESS PARK 6.457 AM/L	3/14/22	\$ 2,750,000	281,268	\$ 9.78
45124	R0409251	TR IN NE1/4SE1/4 15-8-67	8/3/20	\$ 904,000	279,782	\$ 3.23
45124	R0611789	PT 2 TRACTS IN N1/2NE1/4 22-8-67 11.92 AM/L PT LSP 2988	11/30/20	\$ 1,950,000	519,235	\$ 3.76
45124	R0605367	LOT 1A BLOCK 2 HECKENDORF RANCH 2 AMD 6 2.07 AM/L	1/12/21	\$ 425,000	90,169	\$ 4.71
45124	R0614280+1	LOTS 1 AND 2 BROOKSIDE BUSINESS CENTER 4 2ND AMD 4.683 AM/L	4/29/21	\$ 2,800,000	295,563	\$ 9.47
45124	R0609437	TRACT C CRYSTAL VALLEY RANCH 18 4.006 AM/L	12/16/21	\$ 1,460,000	174,501	\$ 8.37
45124	R0617369	LOT 2 SANDERS BUSINESS PARK 6.457 AM/L	3/14/22	\$ 2,750,000	281,268	\$ 9.78
45125	R0605368	LOT 1B BLOCK 2 HECKENDORF RANCH 2 AMD 6	2/28/19	\$ 525,000	61,420	\$ 8.55
45125	R0605367	LOT 1A BLOCK 2 HECKENDORF RANCH 2 AMD 6 2.07 AM/L	1/12/21	\$ 425,000	90,169	\$ 4.71
45125	R0496254	LOT 1 HECKENDORF RANCH 2 AMD 5 10.7392 AM/L	3/12/21	\$ 5,250,000	467,798	\$ 11.22
45125	R0609437	TRACT C CRYSTAL VALLEY RANCH 18 4.006 AM/L	12/16/21	\$ 1,460,000	174,501	\$ 8.37
45126	R0342442	LOT 2 BLK 6 CITADEL STATION # 6	8/1/18	\$ 1,800,000	152,678	\$ 11.79
45126	R0602721	LOT 3 CASTLE ROCK INDUSTRIAL PARK	10/1/18	\$ 820,500	55,814	\$ 14.70
45126	R0409252+1	TR IN SE1/4 15-8-67 1.399 AM/L AKA MOST OF PARCEL B & C AND TRACT	3/5/20	\$ 1,513,570	127,582	\$ 11.86
45126	R0610679	LOT 1-A CASTLE ROCK INDUSTRIAL PARK	6/11/20	\$ 800,000	44,170	\$ 18.11
45126	R0388652	LOT 1B BLOCK 9 CITADEL STATION #6 FOURTH AMENDMENT	12/17/20	\$ 563,013	102,366	\$ 5.50
45130	R0496705	LOT 1 CASTLE PINES TOWN CENTER 2 2ND AMD	8/12/20	\$ 4,638,400	882,090	\$ 5.26
45130	R0165489+2	LOT 22, LOT 23, MOST LOT 24 BLK 1 BEVERLY HILLS ESTS 1	9/28/20	\$ 1,150,000	82,241	\$ 13.98
45130	R0247249	TRACT A CHARTER OAKS	4/26/21	\$ 800,000	40,685	\$ 19.66
45130	R0617527	LOT 3 CANYONSIDE 2	4/4/22	\$ 5,779,728	251,820	\$ 22.95
45130	R0478438+1	LOT 232 AND LOT 233 LAGAE RANCH 1	4/19/22	\$ 1,750,000	248,684	\$ 7.04
45130	R0617709	LOT 1A CHARTER OAKS 9TH AMD	4/27/22	\$ 1,810,000	47,149	\$ 38.39
45132	R0496227	LOT 3 THE MEADOWS 17 AREA 2	4/5/19	\$ 1,053,377	65,427	\$ 16.10
45132	R0496228	LOT 4 THE MEADOWS 17 AREA 2	6/28/19	\$ 493,000	30,623	\$ 16.10
45132	R0608293	LOT 6-D MEADOWS 17 AREA 4 AMD 11	1/10/20	\$ 359,800	28,227	\$ 12.75
45132	R0610256	LOT 2A-2A BLOCK 3 THE MEADOWS 20 PHASE 1 AMD 16	8/28/20	\$ 1,012,200	63,265	\$ 16.00
45132	R0442121	LOT 2 BLK 1 THE MEADOWS FLG 11 - PCLS 8 & 9	12/3/20	\$ 553,600	123,101	\$ 4.50
45132	R0616430	LOT 6E-3A MEADOWS 17 AREA 4 AMD 13	10/13/21	\$ 503,600	35,580	\$ 14.15
45132	R0496225	LOT 5 THE MEADOWS 17 AREA 2	4/12/22	\$ 1,151,073	54,798	\$ 21.01

LEA	Account/County	Location	Sale Date	Sale Price	SF	\$/SF
45136	R0459883	TRACT IN SE1/4SE1/4 22-6-67	6/15/20	\$ 1,200,000	869,022	\$ 1.38
45136	R0409251	TR IN NE1/4SE1/4 15-8-67	8/3/20	\$ 904,000	279,782	\$ 3.23
45136	R0611789	PT 2 TRACTS IN N1/2NE1/4 22-8-67 11.92 AM/L PT LSP 2988	11/30/20	\$ 1,950,000	519,235	\$ 3.76
45136	R0617369	LOT 2 SANDERS BUSINESS PARK 6.457 AM/L	3/14/22	\$ 2,750,000	281,268	\$ 9.78
45136	R0618390+1	LOTS 1 AND 2 THE MEADOWS 19 PARCEL 2N	6/13/22	\$ 6,944,705	595,204	\$ 11.67
55103	R0409252+1	TR IN SE1/4 15-8-67 1.399 AM/L AKA MOST OF PARCEL B & C AND TRACT	3/5/20	\$ 1,513,570	127,582	\$ 11.86
55103	R0459883	TRACT IN SE1/4SE1/4 22-6-67	6/15/20	\$ 1,200,000	869,022	\$ 1.38
55103	R0409251	TR IN NE1/4SE1/4 15-8-67	8/3/20	\$ 904,000	279,782	\$ 3.23
55103	R0611789	PT 2 TRACTS IN N1/2NE1/4 22-8-67 11.92 AM/L PT LSP 2988	11/30/20	\$ 1,950,000	519,235	\$ 3.76
55103	R0614280+1	LOTS 1 AND 2 BROOKSIDE BUSINESS CENTER 4 2ND AMD 4.683 AM/L	4/29/21	\$ 2,800,000	295,563	\$ 9.47
55103	R0617369	LOT 2 SANDERS BUSINESS PARK 6.457 AM/L	3/14/22	\$ 2,750,000	281,268	\$ 9.78
55192	R114185	ELBERT COUNTY,SECTION: 17 TOWNSHIP: 8 RANGE: 64 LOT: 0001	8/31/17	\$ 490,000	212,573	\$ 2.31
55192	R118754	ELIZABETH HWY 86, SECTION: 13 TOWNSHIP: 8 RANGE: 65 PAR IN SE4NE4	12/22/17	\$ 350,000	174,240	\$ 2.01
55192	R0343932	LOT 1 BURDICK SUB 2.313 AM/L	9/6/18	\$ 120,000	100,754	\$ 1.19
55192	R0353102	PT SW1/4NE1/4 27-6-66	10/5/21	\$ 600,000	566,280	\$ 1.06
65103	R0162835	LOT 7A BLK 17 SEDALIA PER LLV 2007072104 0.499 AM/L	6/14/21	\$ 315,000	21,736	\$ 14.49
65103	R0413325	TRACT IN NW1/4NE1/4 10-7-68 AKA PARCEL 1 BRADLEY EXEMPTION 3.09	11/1/21	\$ 970,000	134,600	\$ 7.21
65103	R0617343	LOT 11A-1 REYNOLDS INDUSTRIAL PARK AMD 3 2.116 AM/L	11/9/21	\$ 2,760,000	92,164	\$ 29.95
65103	R0276816	LOT 21 REYNOLDS INDUSTRIAL PARK 1.131 AM/L	11/29/21	\$ 600,000	49,266	\$ 12.18
65103	R0611321	LOT 4A TITAN ROAD INDUSTRIAL PARK 1 4TH AMD	1/26/22	\$ 1,500,000	192,492	\$ 7.79
65120	R0605049	LOT B1-A1-A BUSS SUB MINOR AMD 6 2.01 AM/L	1/28/19	\$ 425,000	87,765	\$ 4.84
65120	R0086983	LOT 5 BLK A DONLEY'S ADD TO LARKSPUR AND SOUTH 88 FT OF LOT 6 BLK	12/27/19	\$ 260,000	39,204	\$ 6.63
65120	R0610309	LOT 4A BLOCK A DONLEY'S ADDITION MINOR AMD AKA RESUBDIVISION C	6/23/20	\$ 150,000	13,373	\$ 11.22
65120	R0457630	LOT 5-A2 LARKSPUR SOUTH 2ND AMD	12/7/20	\$ 200,000	62,291	\$ 3.21
65121	R0413301	TRACT IN NE1/4 6 & IN NW1/4 5-10-67	8/13/19	\$ 365,500	1,524,600	\$ 0.24
65121	R0361828	TR IN W1/2SW1/4 3-10-67	9/25/20	\$ 520,000	1,524,600	\$ 0.34
65121	R0611786	TR IN NW1/4 20-10-67 35.12 AM/L (PARCEL A UNRECORDED LSP)	11/6/20	\$ 467,000	1,529,827	\$ 0.31
65121	R0361828	TR IN W1/2SW1/4 3-10-67	3/26/21	\$ 540,000	1,524,600	\$ 0.35
65121	R0175281	2 TRS IN NW1/4SE1/4 31-9-67 10 AM/L FKA LOTS 9A & 10C ABBE HILLS ACR	3/18/22	\$ 335,000	435,600	\$ 0.77
65122	R0605049	LOT B1-A1-A BUSS SUB MINOR AMD 6 2.01 AM/L	1/28/19	\$ 425,000	87,765	\$ 4.84
65122	R0086983	LOT 5 BLK A DONLEY'S ADD TO LARKSPUR AND SOUTH 88 FT OF LOT 6 BLK	12/27/19	\$ 260,000	39,204	\$ 6.63
65122	R0610309	LOT 4A BLOCK A DONLEY'S ADDITION MINOR AMD AKA RESUBDIVISION C	6/23/20	\$ 150,000	13,373	\$ 11.22
65122	R0457630	LOT 5-A2 LARKSPUR SOUTH 2ND AMD	12/7/20	\$ 200,000	62,291	\$ 3.21