

**San Miguel County Real Estate Data**

**August, 2004**

**Vacant Residential Property Sales in Mountain Village**

Date of Sale	Legal	Selling Price	Total Acres	# of Units Zoned	Cost per Unit	Special Features	Property Address	Grantor	Grantee	Grantee Address	Reception # & Schedule #	Lender	Loan Amount	Approx Tax/Year
Aug 11, 2004	Lot GH-4, Cabins at Gold Hill, Town of Mountain Village	\$291,262	.20 Acres	1	\$291,262	One of 15 small private single family homesites in special design district specifying limited footprint and log cabin construction on each site; situated at end of cul-de-sac with gently sloping terrain, mature pine and aspen trees; overlooks Prospect Creek and open space to E with some views of Gold Hill and views to N of Dallas Peak (NOTE: driveway installed to homesite according to easement agreement in '01 for shared access with Lot GH-5)	104 Cabins Lane	Kent Erickson	James & Joanne Steinback	135 Dickens Rd., Northfield, IL 60093	368202 10800 -97169			\$5,438
Aug 13, 2004	Lot 1171, Town of Mountain Village, with all water, ditch, spring, well, and reservoir rights appurtenant	\$850,000	1.269 Acres	1	\$850,000	Larger single family homesite situated at end of cul-de-sac in San Joaquin area of Mountain Village; direct ski trail frontage on Sundance ski run at far end of property with ski-in/out access; sloping heavily wooded terrain with potentially difficult driveway access; views to N and W of Gold Hill, St. Sophia Ridge, and Wilson Mesa	228 San Joaquin Rd.	Ironhorse Land Co. LLC	JCCS Realty LC	890 Harbor Dr., Key Biscayne, FL 33149	368307 10800 -93963			\$13,398
Aug 13, 2004	Lot 413, Town of Mountain Village	\$1,560,000	1.166 Acres	1	\$1,560,000	Large single family lot in Hood Park area of Mtn. Village; private homesite situated at end of cul-de-sac with S-facing wooded terrain and easy access to homesite; proximity to Galloping Goose ski trail and bordered by large open space area (Hood Park) with spectacular 270° views and great solar exposure	137 Hood Park Rd.	Burton Borman	Arete Mountain Development II LLC	5505 Hunterwood Ln., Arlington, TX 76017	368320 10808 -90413	WestStar Bank (formerly Bank of Telluride)	\$1,170,000	\$23,536
Aug 17, 2004	Lot 252A, Town of Mountain Village	\$725,000	.661 Acres	1	\$725,000	Single family homesite from subdivided duplex site in residential area of Mtn. Village; wooded sloping terrain with both aspen and spruce trees, ski-in/out access across Palmyra Dr. to Bridges ski trail, and views to N of St. Sophia Ridge	103 Polecat Lane	John & Linda Massopust	Mountain Chateaux LLC	Box 3828, Telluride, CO 81435	368384 10800 -90252	Community First National Bank	\$580,000	\$8,737
Aug 30, 2004	Lot 147B, Town of Mountain Village, with all water, ditch, spring, well, and reservoir rights appurtenant	\$725,000	1.24 Acres	1	\$725,000	Larger single family lot in residential area of Mountain Village; open meadow hillside terrain located at end of cul-de-sac and bordered by open space to N and S; homesite overlooking golf course and Meadows ski run with S-facing exposure and excellent views of all surrounding peaks including Wilson Peak	262 Country Club Dr.	Harry Hodel	Steven Margetts	Box 1101, Telluride, CO 81435	368650 10800 -93700	WestStar Bank (formerly Bank of Telluride)	\$130,000	\$7,997
Aug 31, 2004	Lot 307, Town of Mountain Village	\$825,000	.742 Acres	1	\$825,000	Single family homesite with moderately sloping aspen-wooded terrain and bench building site; property bordered by utility easement corridor to SW which connects to Bridges ski trail with potential ski in/out access; N-facing lot with views to N of Sneffels Range	308 Benchmark Dr.	Worldwide Communication s Trust	James & Libby Martin	4502 Isabella Lane, Dallas, TX 75229	368668 10800 -88307			\$8,737

**Total Number of Sales: 6**

**Total Dollar Value of Sales: \$4,976,262**