



**Town Council
Monday, December 18, 2023
4:00 PM**

**130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PROCLAMATIONS AND PRESENTATIONS**

4. PUBLIC COMMENT

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. CONSENT AGENDA

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2024 Town Council Draft Agendas

[Pages 3-6 2024 Agenda Overview](#)

5.B. Minutes for Approval

[Pages 7-12 12-04-23 TC Minutes - DRAFT](#)

5.C. Ordinance 13 RE Miscellaneous Amendments to Chapters 7, 10, 18 - Second Reading

[Pages 13-15 Agenda Item Summary - Ord 13 RE Miscellaneous Amendments to Chapters 7, 10, 18 - Second Reading](#)

[Pages 16-32 Ordinance 13 of 2023 - Miscellaneous Code Amendments to Chapters 7 10 and 18 - 2nd](#)

5.D. Ordinance 14 RE Eliminate Board of Appeals - Second Reading

[Pages 33-34 Agenda Item Summary - Ord 14 RE Eliminate Board of Appeals - Second Reading](#)

[Pages 35-36 Ordinance 14 of 2023 - Eliminate Board of Appeals - 2nd](#)

5.E. Resolution RE Delinquent Solid Waste Fees

[Pages 37 Agenda Item Summary - Delinquent Solid Waste Fees](#)

[Pages 38-40 Resolution 32 of 2023 RE Solid Waste Fees](#)

[Pages 41-212 Exhibit A Certified Solid Waste](#)

6. PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. POLICY/LEGISLATIVE PUBLIC HEARINGS

8. ADMINISTRATIVE REPORTS

8.A. Resolution RE Contract approving purchase of Lot 2 of the Timbers PUD

[Pages 213-214 Agenda Item Summary - Real Estate Contract - Faraway Apartments](#)

[Pages 215-216 Resolution 34 of 2023 RE Real Estate Contract - Faraway Apartments](#)

[Pages 217-240 Real Estate Contract - Faraway Apartments - Exhibit - Signed Contract](#)

8.B. Business Survey Results & Discussion

[Pages 241-242 Agenda Item Summary RE Business Survey Results & Discussion](#)

[Pages 243-263 Business Survey Results](#)

8.C. Resolution appointing new members to various Boards

[Pages 264-266 Agenda Item Summary Appointing New Members to B & Cs](#)

[Pages 267-268 A. Resolution 35 of 2023 RE Various Board Appts - DRAFT for CGRB and MGSSE and SAAB](#)

[Pages 269-270 B. Resolution 36 of 2023 RE Various Board Appts - DRAFT for PTRAB, EAB, FAB & POSTR](#)

[Pages 271-294 C. Municipal Codes for B & C](#)

9. TOWN COUNCIL REPORTS AND ACTIONS

Reports and Updates

10. ADJOURNMENT

DRAFT 2024 Agenda Items

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- E-bikes

Tuesday Jan 2, 2024 – Regular Meeting

- Reso RE Public Notice location
-

Monday Jan 8 – Special Meeting/Regular Meeting

GID Meeting – set Mill Levy

- SMV Outdoor Lighting Code
- Council appointment as Liaison to B & Cs
- Sister Cities – Shimukappu, Japan reps
- Town's Mill Levy Resolution
- Start a discussion on potential lighting regulations

Tuesday Jan 16 – Regular Meeting

- YouthZone update

Monday Feb 5 – Regular Meeting

- Reso designating High Impact Events & Construction restrictions (before March 1st)

Monday February 12 – Work Session

Tuesday Feb 20 – Regular Meeting

Monday March 4 – Regular Meeting

EOTC – Thursday March 7 – Pitkin County

Monday March 11 – Work Session

Monday March 18 – Regular Meeting

- Reso for CGRB recommendations and dist of funds
- Adopt Grant Criteria for 2024-25 grant Cycle – reso?

Monday April 1 – Regular Meeting

As Of: Thursday, December 14, 2023

DRAFT 2024 Agenda Items

Monday April 8 – Work Session

Monday April 15 – Regular Meeting

Monday May 6 – Regular Meeting

Monday May 13 – Work Session

Monday May 20 – Regular Meeting

Monday June 3 – Regular Meeting

EOTC – Thursday June 6 – Twon of Snowmass Village

Monday June 10 – Work Session

Monday June 17 – Regular Meeting

Monday July 1 – Regular Meeting

Monday July 8 – Work Session

- B & C application & appointment procedure update
-

Monday July 15 – Regular Meeting

Monday Aug 5 – Regular Meeting

- Election Reso Re IGA with Pitkin
- Election – Reso Re Ballot Language
-

Monday Aug 12 – Work Session

Monday Aug 19 – Regular Meeting

EOTC – Thursday August 22 – Pitkin County

Tuesday Sept 3 – Regular Meeting

- Review Leash Laws
-

Monday Sept 9 – Work Session

Monday Sept 16 – Regular Meeting

As Of: Thursday, December 14, 2023

DRAFT 2024 Agenda Items

Monday Oct 7 – Regular Meeting

- Budget
-

Monday Oct 14 – Work Session

- Budget

Monday Oct 21 – Regular Meeting

- POST Grant – 1st reading?

EOTC – Thursday October 24 – City of Aspen

Wednesday Nov 6 – Regular Meeting

- GID Meeting - Adopting the GID Budget
- Budget Adoption
- B & C Applications

Tuesday Nov 12 – Work Session

Monday Nov 18 – Regular Meeting

- B & C Interviews
- POST Grant – 2nd reading
- New Council Members Oath of Office

Monday Dec 2 – Regular Meeting

- Reso RE 2024 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
-

Monday Dec 9 – Special Meeting

- **GID Meeting – set Mill Levy**

Monday Dec 16 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Marketing

DRAFT 2024 Agenda Items

- Grants – Recent Awards; Review of Criteria; Purpose, etc.
- SAAB
- Planning



Town Council Regular Meeting
Town Council Regular Meeting Minutes
Monday, December 4, 2023

4:00 PM

130 Kearns Road

Town Council Chambers

Snowmass Village, CO, 81615

You can watch the meeting live online on our website at tosv.com

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday December 4, 2023, at 4:00 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it anytime.

1) CALL TO ORDER

4pm

2) ROLL CALL

Council Members Present: Susan Marolt, Britta Gustafson, Alyssa Shenk, Tom Fridstein, Bill Madsen.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Brian Olson, Chief of Police; David Shinneman, Community Development Director; Brian McNellis, Senior Planner; Jim Wahlstrom, Senior Planner; Talita Garcia, HR Director; and Megan Harris Boucher, Town Clerk.

Public Present: Gray Warr, Ellen McCready, and Allan Richman.

3) PROCLAMATIONS AND PRESENTATIONS

4) PUBLIC COMMENT

None

5) CONSENT AGENDA

5.A) 2023 & 2024 Agenda Overviews

[Page 4 2023 Agenda Overview](#) 

[Pages 5-7 2024 Agenda Overview](#) 

5.B) Minutes for Approval

[Pages 8-14 11-20-23 TC Minutes - Draft](#) 

5.C) [Resolution Re Two Creeks PUD Lot Line Adjustment - Lots 47 and 48](#)

[Pages 15-16 Agenda Item Summary Two Creeks Subdivision Exemption Lots 47 and 48](#) 

[Pages 17-19 Resolution No. 30 of 2023 Subdivision Exemption draft](#) 

[Pages 20 5C 3 Two Creeks Lot 47 & 49 Exemption Plat draft](#) 

Council asked for some background on the lot line adjustment. Council pointed out two typos to be corrected on Resolution 30.

Councilmember Marolt motioned to approve the Consent Agenda. Councilmember Shenk seconded. All in favor.

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

7) ADMINISTRATIVE REPORTS

7.A) [Resolution No. 31 RE Approving a Revocable License Agreement with Harvest for Hunger](#)

[Page 20 5C 3 Two Creeks Lot 47 & 49 Exemption Plat draft](#) 

[Pages 21-22 Agenda Item Summary - Harvest for Hunger](#) 

[Pages 23-31 License Agreement - Harvest for Hunger](#) 

[Page 32 Letter of Support form Food Bank of the Rockies](#) 

[Pages 33-34 Letter of Support from Aspen Family Connections](#) 

[Page 35 Letter of Support from Susan Cross Aspen Snowmass](#) 

65 [Pages 36-37 Letter of Support from Pitkin County Dept of Human Services](#) 

66 [Page 38 Letter of Support from Hannah Berman at Aspen One](#) 

67
68 Town Manager Kinney summarized the agenda item and resolution regarding a license
69 agreement with Harvest for Hunger to use space in Town Hall for an unmanned food
70 pantry. Council requested added language regarding pest control. Town Attorney Jeff
71 Conklin clarified that the difference between license vs lease is that a license is
72 personal permission to use property vs a lease being in an interest in real property.
73 Council also asked Conklin to add language to clarify terms for notice of termination.

74
75 Gray Warr thanked the Council for the quick response to the need for space. They plan
76 to be open 5/days a week 8:30am to 4:30pm starting in late December. Asked for some
77 signage on exterior with operational times and direction signage inside Town Hall.

78
79 Councilmember Marolt motioned to approve Resolution 31, Series of 2023.
80 Councilmember Gustafson seconded. All in favor.

81
82 7.B) [Base Village Linear Park Update](#)

83 [Pages 39-40 Agenda Summary Linear Park btwn BV Lots 5 6 TC 12-4-23](#) 

84 [Pages 41-58 SBV 10AB Town Council Linear Park Update 2023.11.29](#) 

85 [Pages 59-68 SBV 10AB SSDP LS & Civil Plans Package 221201](#) 

86
87 Senior Planner Jim Wahlstrom summarized the agenda item and introduced Ellen
88 McCready representing the applicant. The informational session was a condition of
89 approval from the spring approval of Base Village 10AB. Wahlstrom clarified that
90 condition 12 of the Resolution specifically called for the applicant to present an update
91 to Council of the Linear Park to share more advance design details on the features and
92 elements.

93
94 McCready presented materials from the packet and explained the project with additional
95 details and plans.

96
97 Council had some questions during the presentation regarding materials, maintenance,
98 ideas for the underpass, and timeline of the project.

99
100 7.C) [Employee Handbook Update](#)

101 [Pages 69-70 Agenda Item Summary Employee Handbook](#) 

102 [Pages 71-72 Resolution No. 33 of 2023 - Adopting Employee Handbook](#) 

103 [Pages 73-131 Redline 12 23 2023 TOSV Employee Handbook](#) 

HR Director Talita Garcia highlighted the changes to the Employee Handbook including: giving 24 personal hours when hired no matter when hired within the year; that employees will be eligible for family leave after 6 months with the town; that the vacation cap will be 200 hours starting in January 2025; and removal of camera equipment as ineligible items for the Recreation Benefit.

Councilmember Marolt motioned to approve Resolution 33, Series of 2023 regarding the Employee Handbook. Councilmember Shenk seconded. All in favor.

8) POLICY/LEGISLATIVE PUBLIC HEARINGS

8.A) [Ordinance No. 13 RE Amending TOSV Code related to Code Enforcement - 1st Reading](#)

[Pages 132-134 Agenda Item Summary - Miscellaneous Amendments to Chapters 7, 10, 18](#)
[Pages 135-151 Ordinance No. 13, 2023 - Miscellaneous Code Amendments to Chapters 7, 10, and 18 - First Reading](#)

Chief Brian Olson summarized the agenda item and highlighted some of the updates and changes including: definition of dumpster and need for metal doors when repairs are needed; change to Code Enforcement Officer rather than Animal Control Officer; removal of old language regarding impound fees for animals as TOSV does not have an animal shelter and works with Aspen Animal Shelter for all those needs; changing dog license fees and fines as well as give PD control to change those fees as needed; increase to fines related to animals like prohibited on public property, running at large, and harassment. PD is planning a lot of education surrounding these changes.

Other changes include adding a Wildlife Ordinance regarding harassing Wildlife and increasing fines for skiing in a closed area and without a pass to \$350.

Olson gave additional details regarding alarm permits and how important the information obtained in the permit is for the PD and helps keep the community safe. Monitored alarm are required to have a permit in the owner's name or there will be a fine if they do not have a permit.

Councilmember Fridstein motion to approve Ordinance No 13, Series of 2023 first reading. Councilmember Marolt seconded. All in favor. Council agreed to place Ordinance No. 13, Series 2023 on Consent for the second reading on December 18, 2023.

8.B) Ordinance No. 14 RE Amending TOSV Code to Eliminate the Board of Appeals and Examiners - 1st Reading

[Pages 152-153 Agenda Item Summary - Eliminate Board of Appeals](#)

[Pages 154-155 Ordinance No. 14, 2023 - Eliminate Board of Appeals - First Reading](#) 

Town Attorney Jeff Conklin summarized the agenda item, clarified a typo to be corrected by amendment and clarified what happens without the Board of Appeals. In that case, the decision of the building official would be the final administrative decision and the next step would be for them to seek judicial review of that decision.

Councilmember Shenk motion to approve with the amendment Conklin specified. Councilmember Fridstein seconded. All in favor. Council agreed to place Ordinance No. 14, Series of 2023 on Consent for the second reading on December 18, 2023.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Marolt asked for a debrief on the recent Share a Drink with Council where Business owners were specifically invited to attend and were asked to fill out a survey. Item added to the December 18th meeting.

Councilmember Shenk has both NWCCOG and RFTA coming up as well as a planning meeting for Sister Cities next week.

Mayor Madsen called for junior size Nordic ski equipment.

Councilmember Fridstein encouraged Council to approve more money for the Town Holiday Party for next year and future years to pay for drink tickets. Council agreed.

Councilmember Gustafson reported that there is a new art exhibit at the Art base in Basalt called HOME. In addition, she will attend the upcoming NWCCOG and Sister Cities meetings.

10) EXECUTIVE SESSION

11.A) [Executive Session RE Town Attorney Updates](#)

[Page 156 Agenda Item Summary Executive Session](#) 

[Page 157 Executive Session Agenda language for quarterly update from Town Attorney](#) 

Mayor Madsen read the legal language for the Executive Session. At XXX pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Marolt seconded. All in favor.

At 6:30 pm, Councilmember Shenk moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

183 Immediately following, Councilmember Shenk moved to adjourn the Regular Meeting,
184 Councilmember Marolt seconded. All in favor.

11) ADJOURNMENT

185 Adjourned at 6:31 pm.

186

187

188 The Snowmass Village Town Council approved this set of meeting minutes at their
189 Regular Meeting on Monday, December 18, 2023.

190

191 Submitted By,

192

193

194 _____
Megan Harris Boucher, Town Clerk

195

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

December 18, 2023

AGENDA ITEM:

Ordinance No. 13, Series of 2023 – An Ordinance Amending the Town of Snowmass Village Municipal Code to Make Miscellaneous Amendments to Chapters 7, 10, and 18 Related to Code Enforcement

PRESENTED BY:

Jeff Conklin, Town Attorney
Brian Olson, Chief of Police

BACKGROUND:

This Ordinance proposes various amendments to Chapter 7, Article III (Solid Waste) to update definitions; Chapter 7, Article V (Animals) to update fees, fines, and various clarifying word changes; Chapter 7, Article VI (Wildlife Protection) to update definitions and add animal harassment section; Chapter 10 (General Offenses) to update fines; and Chapter 18, Article (Emergency Alarms) to address responses to “false alarms.”

As to each Chapter, the background on the proposed changes is as follows:

- **Chapter 7, Article III- Solid Waste**
 - o This article shares two definitions with Article VI- Wildlife Protection. Updating definitions to match.
- **Chapter 7, Article V – Animals**
 - o Replacing “Animal Control Officer” with CODE ENFORCEMENT OFFICER.
 - o There are a few word changes and additions throughout.
 - o Sections addressing Shelters or Adoptions have been reworded since we have discontinued our shelter operation and now contract with Aspen Animal Shelter, which is run by the City.
 - o Dog license fees are removed from code and will be determined by the PD on a as needed basis.
 - o Some penalty assessments have increased.
- **Chapter 7, Article VI- Wildlife Protection**

- Definition change
 - New ordinance addition – Harassing Wildlife Prohibited.
 - No changes to penalty assessments. We feel they have been effective as is.
- **Chapter 10, General Offenses**
 - Increasing a number of fines to keep them on par with other rising costs.
 - **Chapter 18, Article VIII - Emergency Alarms**
 - Many area law enforcement agencies are deciding to discontinue responding to residential burglary alarms unless a crime has been verified. The Snowmass Village Police Department still sees a value in responding to the occasional alarm. It provides us an opportunity to visit areas within neighbors we may not get to during regular patrol and it remains good customer service. The Alarm Permitting process allows the police department to obtain homeowner and property management information along with other important officer safety information on all “monitored” alarm systems. All information within the permit is confidential. Snowmass Village is host to many wealthy and VIP homeowners. Some homeowners visit their Snowmass homes with their own protective detail or may have security measures in place during a visit. Some of these measures could cause a safety concern to officers responding to a residential alarm. Through the permitting process we can pre-identify these security measures and create a safer response for officers and homeowners, alike. We are seeing a lack of effort in acquiring or updating Alarm Permits. The Article VIII update creates an annual penalty of \$250 for operating an unpermitted alarm system, irrespective of alarm responses. We hope to use this penalty to influence greater participation and attention to the alarm process. This update also creates \$250 per response penalty for responding to “unpermitted” alarms (in lieu of not responding at all). There is no fee for responding to the first three permitted false alarms in a calendar year. There is a fee for responding to a fourth, fifth, and sixth permitted and monitored false alarm within one year that has remained at \$50 for quite some time. This update will raise that to \$100. After the sixth alarm the fee would increase to the already established \$300 per alarm. Over the years, these escalations in fees have proved very effective in reducing problem alarms.

Update for 2nd Reading: None.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

1. Approve Ordinance No. 13, Series of 2023 on First Reading and Set the Second Reading for December 18.
2. Approve Ordinance No. 13, Series of 2023 on First Reading with amendments and set the Second Reading for December 18.
3. Deny Ordinance No. 13, Series of 2023 on First Reading.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council make a motion to approve Ordinance No. 13, Series of 2023 on First Reading and Set the Second Reading for December 18.

ATTACHMENTS:

Ordinance No. 13, Series of 2023

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

ORDINANCE NO. 13
SERIES OF 2023

AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL
CODE TO MAKE MISCELLANEOUS AMENDMENTS TO CHAPTERS 7, 10, AND 18
RELATED TO CODE ENFORCEMENT

WHEREAS, The Town of Snowmass Village ("TOSV") is a home-rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the power to amend the TOSV Municipal Code; and

WHEREAS, Town Council wishes to amend the TOSV Municipal Code to make miscellaneous updates to: Chapter 7, Article III (Solid Waste) to update definitions; Chapter 7, Article V (Animals) to update fees, fines, and various clarifying word changes; Chapter 7, Article VI (Wildlife Protection) to update definitions and add animal harassment section; Chapter 10 (General Offenses) to update fines; and Chapter 18, Article (Emergency Alarms) to address responses to "false alarms";

WHEREAS, Town Council finds that the adoption of this Ordinance is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Text Amendments. The following sections of the TOSV Municipal Code are hereby amended with the following **bold, underlined** additions and ~~strikethrough~~ deletions:

CHAPTER 7, ARTICLE III – SOLID WASTE

Sec. 7-32. Definitions.

Wildlife resistant Dumpster enclosure means a structure constructed in accordance with the structural requirements set forth in Chapter 18, Article III of this Code, irrespective of the actual enclosed square footage of the structure.

This structure shall be fully enclosed consisting of four (4) sides and a roof, with one (1) side accommodating a door(s). The sides of the structure must extend to the ground and the door cannot have more than a two-inch gap along the bottom. The door must **be metal and** have a latching device of sufficient design and strength to prevent access by wildlife. Ventilation openings shall be kept to a minimum and must be covered with a heavy gauge steel mesh or other material of sufficient strength to prevent access. Wildlife resistant Dumpster enclosures must be approved by the Chief of Police and the Public Works Director.

Wildlife resistant refuse container means a fully enclosed metal container with a metal lid **or other certified bear resistant container**. The lid must have a latching mechanism which prevents access to the contents by wildlife. All Wildlife resistant refuse containers must be approved by the Chief of Police and the Public Works Director.

.....

CHAPTER 7, ARTICLE V – ANIMALS

Sec. 7-81. Definitions.

~~Animal Control Officer~~ **Code Enforcement Officer** means a person employed by the Town and under the direct supervision of the Chief of Police who enforces the provisions of this Article.

Sec. 7-82. Animal litter prohibited.

Any owner **or person in control** of any animal shall promptly, ~~and in a public place immediately,~~ pick up, remove and dispose of in a sanitary fashion any and all animal litter attributable to such animal **except on property owned or rented by the person controlling the animal.**

Sec. 7-84. Animals prohibited public property.

(a) It shall be unlawful for any person to permit any animal to enter upon or remain in the immediate vicinity of any swimming pool open to the public.

(b) The Chief of Police may from time to time designate certain areas where animals will not be permitted, to maintain the public health, safety and welfare **or protection of wildlife**. Appropriate signs must be conspicuously posted in order for such designation to be valid.

Sec. 7-85. Cruelty to animals prohibited.

(a) No owner or person shall poison any animal, or distribute poison in any manner whatsoever with the intent and purpose of poisoning any animals, **with the exception of a licensed pest control company hired to exterminate rodents**.

(b) An owner or person commits cruelty to animals if he or she knowingly or with criminal negligence overdrives, overloads, overworks, tortures, torments, deprives of necessary sustenance, unnecessarily or cruelly beats, needlessly mutilates, needlessly kills, carries or confines in or upon any vehicles in a cruel or reckless manner, or otherwise mistreats or neglects any animal, or causes or procures it to be done, or, having the charge or custody of any animal, fails to provide it with proper food, drink or protection from the weather, or abandons it.

(c) No owner or person shall confine any animal within a parked vehicle without adequate **shade**, ventilation, ~~or~~ **and** water. The ~~Animal Control~~ **Code Enforcement** Officer may remove the animal from the vehicle if the ~~Animal Control~~ **Code Enforcement** Officer reasonably determines that probable cause exists that the animal is subject to a hazard to its health.

Sec. 7-89. Harassment.

No owner of an animal shall permit the animal to harass any other person, or animal **or wildlife**. An animal shall be deemed harassing whether or not the offending animal inflicts injury.

Sec. 7-91. Animal bites.

(a) Reporting. Any person having knowledge of an animal who bites a person or other animal shall immediately report the incident to the Police Department or the ~~Animal Control~~ **Code Enforcement** Officer.

(b) Quarantine of animals. Any animal which has bitten a person shall be quarantined and observed for a period of ten (10) days from the date of the bite, at the expense of the owner. The procedure and place of quarantine and observation shall be designated by the ~~Animal Control~~ **Code Enforcement** Officer. The owner of any animal that has been reported as having inflicted a bite on any person shall, on demand, produce the animal for quarantine. Refusal to produce the animal for quarantine constitutes a violation of this Section, and each day of such refusal shall constitute a separate and distinct violation.

(c) Removal of animals from quarantine. No person shall remove from any place of isolation or quarantine any animal which has been isolated or quarantined, without the approval of the ~~Animal Control~~ **Code Enforcement** Officer.

Sec. 7-94. Impoundment fees.

There shall be a charged and collected fee from each owner or person redeeming an impounded dog or cat. ~~the following fees and costs:~~ **The cost shall be determined by the designated license shelter.**

~~(1) Base impound fee for dogs, twenty-five dollars (\$25.00). For each day the dog is impounded, the impoundment fee shall be ten dollars (\$10.00) per day or any fraction thereof, in addition to the base fee.~~

~~(2) Base impound fee for cats, ten dollars (\$10.00). For each day the cat is impounded, the impoundment fee shall be five dollars (\$5.00) per day or any fraction thereof, in addition to the base fee.~~

~~(3) An owner will also be responsible for any additional charges incurred while the animal is impounded, including **impound fees** and veterinarian services.~~

Sec. 7-96. Relinquishment of ownership.

A Town resident may legally relinquish ownership of a dog, cat or domestic small animal by releasing the animal to the ~~Animal Control~~**Code Enforcement** Officer. The owner must provide proof of ownership, such as a veterinarian record or registration, in order to release the animal. The ~~Animal Control~~**Code Enforcement** Officer will coordinate with the local designated shelter ~~may elect to adopt out the animal or have the animal humanely euthanized immediately upon receipt of the animal. The owner shall pay a fee of fifty dollars (\$50.00) and any additional costs related to the relinquishment.~~

Sec. 7-97. Adoptions.

The ~~Animal Control~~**Code Enforcement** Officer will coordinate all adoptions with the local designated shelter. ~~may elect to present for adoption, for a fee determined by the Animal Control Officer, an animal that has been released to Animal Control by an owner, or an animal that has been impounded in the shelter for a minimum of five (5) days and whose owner cannot be located. All animals adopted out shall be spayed or neutered. The Animal Control Officer retains the right to screen all potential adopters and shall have the right to refuse adoption to anyone.~~

Sec. 7-126. Dogs; exemptions from license.

(a) Dog licenses shall not be required if the owner resides less than fifteen (15) consecutive days in the Town and does not own real property in the Town, provided that a valid certificate of vaccination properly issued by the authorities in the regular place of residence of the owner, and a valid proof of licensing, exist for the dog.

(b) An owner of a dog-breeding operation licensed by the State shall not be required to obtain a dog license for each dog owned, provided that a certification of vaccination for all of the dogs that are six (6) months of age and older is submitted to the ~~Animal Control~~ Police Department on an annual basis.

Sec. 7-129. Dog license fees.

Every person desiring to keep a dog within the Town shall make a license application therefor **and pay the annual fee established by the Police Department.** following fee:

Male dog	\$10.00
Female dog	10.00
Neutered dog	3.00
Replacement license	1.00

The above fees shall be waived for Seeing Eye dogs and/or Hearing dogs which are necessary and trained to assist the disabled, if certification or proof acceptable to the Animal Control Officer is provided.

Sec. 7-130. Dogs; change of location.

A change of location where the animal is harbored shall be registered with the Animal Control Officer **Police Department** within ten (10) days after such change.

Sec. 7-131. Dog license tag.

(a) The Animal Control **Code Enforcement** Officer shall keep a record of the date of issuance and tag number of each license tag; the name, address and phone number of the owner; a name and description of the animal licensed and the date of its certificate of vaccination.

(b) No person shall transfer any license tag to any dog for which the tag has not been issued or remove the tag from any dog to which it is issued, except for emergencies, cleaning, health and safety reasons or renewal.

Sec. 7-132. Dogs; proof of license and vaccination.

The owner of a dog shall produce a copy of the valid license and valid certificate of vaccination upon demand to the police or the Animal Control **Code Enforcement** Officer. Failure to produce the license or certificate of vaccination shall be presumed that the dog is unlicensed and unvaccinated.

Sec. 7-133. Interference with Animal Control Code Enforcement Officer.

No person shall interfere with, molest, hinder or impede the police or Animal Control~~Code Enforcement~~ Officer in the discharge of his or her duties as herein prescribed, or to violate any of the provisions of this Article.

Sec. 7-134. Enforcement.

(a) The police or the Animal Control~~Code Enforcement~~ Officer shall have the power to issue summonses and complaints for violations of this Article, as well as to issue warning notices to persons in violation of the provisions of this Article.

(b) The police or Animal Control~~Code Enforcement~~ Officer shall have the right to enter any premises in the Town at reasonable hours to enforce the provisions of this Article.

Sec. 7-135. Penalty assessment.

The following penalty assessments are declared to be mandatory and minimum:

Animal litter prohibited (Sec. 7-82)

First offense within 1 year

~~\$25.00~~ **\$50.00**

Second offense within 1 year

~~Summons~~ **100.00**

Third offense within 1 year

Summons

Animals prohibited on public property (Sec. 7-84)

First offense

~~50.00~~ **100.00**

Second offense

~~100.00~~ **200.00**

Third offense

Summons

Unattended animals (Sec. 7-88)

First offense within 1 year

25.00

Second offense within 1 year

Summons

Harassment (Sec. 7-89)

First offense within 1 year

~~50.00~~ **75.00**

Second offense within 1 year

Summons

Animals disturbing the peace and quiet (Sec. 7-98)

First offense within 1 year

~~25.00~~ **100.00**

277	Second offense within 1 year	50.00 <u>200.00</u>
278	Third offense within 1 year	Summons
279		
280	Vaccination required for cat (Sec. 7-99)	15.00
281		
282	Frightening Horses (Sec.7-103)	50.00
283		
284	Dogs running at large prohibited (Sec. 7-124)	
285	First offense within 1 year	
286	Altered	35.00 <u>75.00</u>
287	Unaltered	50.00 <u>250.00</u>
288	Second offense within 1 year	
289	Altered	50.00 <u>150.00</u>
290	Unaltered	75.00 <u>Summons</u>
291	Third offense within 1 year	
292	Altered	Summons
293	Unaltered	Summons
294	Dog license required (Sec. 7-125)	15.00 <u>25.00</u>
295		
296	Dog vaccination required (Sec. 7-127)	15.00 <u>25.00</u>
297		

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CHAPTER 7, ARTICLE VI – WILDLIFE PROTECTION

Sec. 7-151. Definitions.

The definitions and terms used in this Article, unless the context otherwise indicates, are herewith defined as follows:

Special event means a large, outdoor gathering such as a concert, conference, festival or rodeo.

Wildlife means any ~~medium~~ small to large size nondomestic mammal indigenous to the Town including, but not limited to, black bear, mule deer, elk, moose, raccoon, coyote, beaver, skunk, badger, bobcat, mountain lion, porcupine and fox.

Wildlife resistant Dumpster enclosure means a fully enclosed structure consisting of four (4) sides and a roof, with one (1) side accommodating a

door(s). The sides of the structure must extend to the ground and the door cannot have more than a two-inch gap along the bottom. The door must **be metal and** have a latching device of sufficient design and strength to prevent access by wildlife. Ventilation openings shall be kept to a minimum and must be covered with a heavy gauge steel mesh or other material of sufficient strength to prevent access. Wildlife resistant Dumpster enclosures must be approved by the Chief of Police and the Public Works Director.

Wildlife resistant refuse container means a fully enclosed metal container with a metal lid **or other certified plastic bear resistant container**. The lid must have a latching mechanism, which prevents access to the contents by wildlife. **All** wildlife resistant refuse containers must be approved by the Chief of Police and the Public Works Director.

Sec. 7-152. Wildlife resistant refuse containers or enclosures required.

~~Between the dates of April 15 and November 15,~~ **At all times of the year** all refuse containers, regardless of size, that receive refuse edible by bears or other wildlife shall be either an approved wildlife resistant refuse container or a refuse container which is stored within a building, house, garage or approved wildlife resistant Dumpster enclosure.

Sec. 7-153. Maintenance and operation of wildlife resistant refuse containers and Dumpster enclosures.

(a) Wildlife resistant refuse containers and Dumpster enclosures must be kept closed and secure when refuse is not being deposited.

(b) If a container or enclosure is damaged, allowing **potential** access by bears or other wildlife, repairs must be made within twenty-four (24) hours after written notification by the Police Department.

Sec. 7-154. Residential refuse disposal.

(a) All containers that receive refuse edible by bears or other wildlife must be secured inside the home or garage. Residents unable to keep their refuse container inside the home or garage shall store their refuse in a wildlife resistant refuse container or enclosure approved by the Police Department.

(b) Residents with curbside pickup shall place their refuse containers at the curb only on the day of pickup. After pickup, the containers must be re-secured inside the home, garage or wildlife resistant Dumpster enclosure by 6:00 p.m, unless using a wildlife resistant refuse container or enclosure approved by the Police Department.

Sec. 7-155. Special event refuse disposal.

(a) Outdoor special event sites shall be kept free from the accumulation of refuse edible by wildlife. Refuse must be collected from the grounds at the close of each day's activities and shall be deposited in wildlife resistant refuse containers or wildlife resistant dumpster enclosures or be removed to an appropriate disposal site.

(b) All products containing food ingredients are considered wildlife attractants and must also be secured in a wildlife resistant refuse container or wildlife resistant dumpster enclosure or removed at the close of each day's activities (examples- flavored drinks, lotion, chapstick, essential oils, tinctures, balms, or even sunscreen).

Sec. 7-156. Construction site refuse disposal.

All construction sites must keep all refuse that would attract or be edible by bears or other wildlife in a wildlife resistant refuse container or wildlife resistant dumpster enclosure. ~~All construction sites must have a designated container that receives refuse edible by bears and other wildlife. This container shall be either a wildlife resistant refuse container, or a container that is emptied at the end of each workday and then securely stored inside a trailer or building.~~

Sec. 7-157. Feeding of wildlife.

(a) No person shall knowingly leave or store any refuse, food product, pet food, grain or salt in a manner which would constitute a lure, attraction or enticement of wildlife.

(b) Birdfeeders are allowed; however, ~~between the dates of April 15 and November 15, A~~ all feeders must be suspended on a cable or other device so that they are inaccessible to bears, and the area below the feeders must be kept free from the accumulation of seed debris.

Sec. 7-158. Interference with ~~Animal Control~~Code Enforcement Officer.

No person shall interfere with, molest, hinder or impede the ~~Animal Control Officer~~ Police or Code Enforcement Officer in the discharge of his or her duties as herein prescribed, or to violate any of the provisions of this Article.

Sec. 7-159. Enforcement.

(a) Police or ~~Animal Control~~Code Enforcement Officers shall have the power to issue summonses and complaints for violations of this Article, as well as to issue warning notices to persons in violation of the provisions of this Article.

(b) Police or ~~Animal Control~~Code Enforcement Officers shall have the right to enter any premises in the Town at reasonable hours to enforce the provisions of this Article.

Sec. 7-160. Compliance required and time period.

Any Dumpster enclosure or refuse container shall be brought into conformity with the wildlife protection provisions of this Article within a period not to exceed sixty (60) days from the effective date of the ordinance codified herein. Upon application to the Chief of Police, and showing a hardship by any owner of a Dumpster enclosure or refuse container required to comply with this Article, the Chief of Police may grant an extension, for a reasonable period of time, within which to comply with the provisions of this Article. Metal doors shall be required on all new dumpster enclosure buildings and when existing dumpster enclosures receive new doors as part of an extensive repair or upgrade.

Sec. 7-161. Harassing Wildlife Prohibited.

It shall be unlawful for any person to willfully harass any wildlife or disregard any law enforcement commands, signs, or barriers designed to protect wildlife. Harassing wildlife includes, but is not limited to, encroaching upon, cornering, crowding, taunting, chasing, and any other willful behavior directed at the wildlife that a reasonable person would believe would cause stress to the wild animal or cause the wild animal to inflict injury in retaliation to the human behavior.

Sec. 7-164~~2~~. Penalty assessment.

The following penalty assessments are declared to be mandatory and minimum:

Wildlife resistant refuse container (Sec. 7-152)

First offense within 1 year	\$100.00
Second offense within 1 year	250.00
Third offense within 1 year	Summons

Maintenance of wildlife resistant refuse containers and wildlife resistant dumpster enclosures (Sec. 7-153):

First offense within 1 year	50.00
Second offense within 1 year	500.00
Third offense within 1 year	Summons

Residential refuse disposal (Sec. 7-154):

First offense within 1 year	50.00
Second offense within 1 year	250.00
Third offense within 1 year	Summons

Special event refuse disposal (Sec. 7-155):

First offense within 1 year	250.00
Second offense within 1 year	750.00
Third offense within 1 year	Summons

Construction site refuse disposal (Sec. 7-156):

First offense within 1 year	250.00
Second offense within 1 year	500.00
Third offense within 1 year	Summons

Feeding of wildlife (Sec. 7-157):

First offense within 1 year	75.00
Second offense within 1 year	250.00
Third offense within 1 year	Summons

Harassing Wildlife Prohibited (Sec. 7-161):

<u>First offense</u>	<u>250.00</u>
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Second offense

500.00

Third offense

Summons

Secs. 7-1623—7-180. Reserved

CHAPTER 10 – GENERAL OFFENSES, ARTICLE I – OFFENSES BY OR AGAINST PUBLIC OFFICERS AND GOVERNMENT

Sec. 10-3. Resisting and interfering with an officer prohibited.

(a) It shall be unlawful for any person in the Town to resist any police officer, member of the Police Department, special police officer_or employee of the Town in the discharge of his or her duty, or in any way interfere with or hinder or prevent him or her from discharging his or her duty.

(b) It shall be unlawful for any person to offer or endeavor to assist any person in the custody of a police officer, member of the Police Department, special police officer, private police officer_or employee of the Town, to escape or to attempt to escape from such custody.

(c) It shall be no defense to a prosecution under this Section that the officer or employee was attempting to make an arrest which was unlawful if he or she was acting under color of his or her official authority, and in attempting to make the arrest he or she was not resorting to unreasonable or excessive force giving rise to a right of self-defense. An officer or employee acts under color of his or her official authority when, in the regular course of assigned duties, he or she is called upon to make and does make a judgment in good faith based upon surrounding facts and circumstances that an arrest should be made by him or her.

CHAPTER 10 – GENERAL OFFENSES, ARTICLE II - OFFENSES RELATING TO STREETS AND PUBLIC PLACES

Sec. 10-33. Penalties.

511	Offense	Penalty
512		
513	Unlawful Conduct on Public Property (Sec. 10-21)	
514	First offense	\$50.00 <u>100.00</u>
515	Second offense	Summons
516		
517	Littering (Sec. 10-28(a)(b))	
518	First offense	\$200.00
519	Second offense	Summons
520		
521	Seasonal Trail Closure (Sec. 10-29)	
522	First offense	\$100.00
523	Second offense	Summons
524		
525	Unlawful Use of Electrical Assisted Bicycle (Sec. 10-31)	
526	First offense	\$50.00
527	Second offense	Summons
528		
529	Motorized Vehicle on sidewalk, path or trail prohibited (Sec. 10-32)	
530	First offense	\$50.00
531	Second offense	\$100.00
532	Third offense	Summons
533		

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**CHAPTER 10 – GENERAL OFFENSES, ARTICLE VII – OFFENSES
RELATING TO SKI AREAS AND RECREATIONAL FACILITIES**

Sec. 10-127. Penalty Assessment.

The following penalty assessments are declared to be mandatory and minimum:

544	Offense	Penalty
545		
546	Skiing in a closed area prohibited (Sec. 10-122)	
547	First offense	\$250.00 <u>300.00</u>
548	Second offense	Summons
549		

550	Deceptive use of a facility (Sec. 10-123)	
551	First offense	\$250.00 <u>300.00</u>
552	Second offense	Summons
553		
554	Using a false ticket (Sec. 10-124)	
555	First offense	\$250.00 <u>300.00</u>
556	Second offense	Summons
557		
558	Making a false ticket (Sec. 10-125)	
559	First offense	Summons
560		
561	Theft by resale of a lift ticket or coupon (Sec. 10-126)	
562	First offense	Summons
563		

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CHAPTER 18 – BUILDING REGULATIONS, ARTICLE VIII – EMERGENCY ALARMS

Sec. 18-141. Definitions.

Alarm user means the person in control of any building, structure or facility wherein an alarm system ~~is~~ maintained. **The record owner of such building, structure, or facility shall be the alarm user unless otherwise designated in the alarm user permit.**

Sec. 18-145. False alarm service fees and penalties.

(a) The alarm user permit holder is subject to the following service fees for all false alarms occurring within a calendar year:

Residential and Commercial Facilities:

0 through 3 false alarms	no fee
4 through 7 false alarms	\$50 <u>\$100</u> per alarm

Public Accommodation Complexes:

0 through 5 false alarms	no fee
6 through 9 false alarms	\$50 <u>\$100</u> per alarm

Response to unlawful alarm:

\$250 per alarm

The eighth false alarm for a commercial or residential facility and the tenth false alarm for a public accommodation complex shall be deemed a failure to comply with the proper maintenance or operation of a trouble free alarm and a violation of this Article. The permittee shall be charged three hundred dollars (\$300.00) for this and each false alarm thereafter, and the permittee may be required to meet with the Chief of Police and the alarm contractor to determine the cause of the problem and discuss possible solutions.

(b) No false alarm shall be counted under the provisions of this Section which occurs within thirty (30) days after the installation of the system.

(c) All false alarm service fees shall be paid to the Town within fifteen (15) days from the date of billing by the Town. The Town shall notify the permittee of each false alarm in writing addressed to the permittee shown on the permit application.

(d) Fees paid to the Town pursuant to this Section shall be allocated to the cost of operation of the Police Department.

Sec. 18-146. Noncompliance deemed unlawful and a public nuisance.

Any alarm system or device which does not comply with the provisions of this Article is unlawful and a public nuisance and shall be ~~abated as such~~ **subject to a non-compliance penalty of \$250 added to their annual permit fee.**

3. **Severability.** If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.
4. **Effective Date.** This Ordinance shall be effective 14 days after final publication in accordance with the Town of Snowmass Village Home Rule Charter.

628 READ, APPROVED AND ADOPTED by the Town Council of the Town of
629 Snowmass Village on First Reading on December 4, 2023, upon a motion by Council
630 Member Marolt, the second of Council Member Shenk, and upon a vote of 5 in favor and
631 0 against.

632
633 READ, APPROVED AND ADOPTED as amended, by the Town Council of the
634 Town of Snowmass Village on Second Reading on December 18, 2023, upon a motion
635 by Council Member _____, seconded by Council Member _____,
636 and upon a vote of ____ in favor and ____ against.

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639 **TOWN OF SNOWMASS VILLAGE**

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643 _____
644 Bill Madsen, Mayor

645 ATTEST:

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647 _____
648 Megan Harris Boucher, Town Clerk

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650 APPROVED AS TO FORM:

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653 _____
654 Town Attorney

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

December 18, 2023

AGENDA ITEM:

Ordinance No. 14, Series of 2023 – An Ordinance Amending Chapter 2, Article VII and Section 18-224 of the Town of Snowmass Village Municipal Code to Eliminate the Board of Appeals and Examiners

PRESENTED BY:

Jeff Conklin, Town Attorney
Clint Kinney, Town Manager

BACKGROUND:

The TOSV Municipal Code establishes a Board of Appeals and Examiners to hear and decide appeals of orders, decisions, or determinations made by the Building Official or for interpretations of Chapter 18 of the Code. The Board of Appeals and Examiners has not historically been utilized and has no current member. The Town Council previously provided direction to eliminate the Board of Appeals and Examiners. Upon eliminating the Board of Appeals and Examiners, the Building Official's determinations would be final.

Update for 2nd Reading: None.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

1. Approve Ordinance No. 14, Series of 2023 on Second Reading.
2. Approve Ordinance No. 14, Series of 2023 on Second Reading with amendments.
3. Deny Ordinance No. 14, Series of 2023 on Second Reading.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council make a motion to approve Ordinance No. 14, Series of 2023 on Second Reading.

ATTACHMENTS:

Ordinance No. 14, Series of 2023

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**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**ORDINANCE NO. 14
SERIES OF 2023**

**AN ORDINANCE AMENDING CHAPTER 2, ARTICLE VIII AND SECTION 18-224 OF
THE MUNICIPAL CODE TO ELIMINATE THE BOARD OF APPEALS AND
EXAMINERS**

WHEREAS, The Town of Snowmass Village ("TOSV") is a home-rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the power to amend the TOSV Municipal Code; and

WHEREAS, the TOSV Municipal Code establishes a Board of Appeals and Examiners to hear and decide appeals of orders, decisions, or determinations made by the Building Official or for interpretations of Chapter 18 of the Code; and

WHEREAS, the Board of Appeals and Examiners has not historically been utilized and has no current members; and

WHEREAS, the Town Council wishes to eliminate the Board of Appeals and Examiners and, as a result, the Building Official's determinations would be final; and

WHEREAS, Town Council finds that the adoption of this Ordinance is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Board of Appeals and Examiners. The Town Council hereby deletes in its entirety Chapter 2, Article VIII – Board of Appeals and Examiners of the TOSV Municipal Code and Section 18-224(c)(4)(g) the TOSV Municipal Code.
3. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

- 46
47 4. Effective Date. This Ordinance shall be effective 14 days after final publication
48 in accordance with the Town of Snowmass Village Home Rule Charter.
49

50 READ, APPROVED AND ADOPTED by the Town Council of the Town of
51 Snowmass Village on First Reading on December 4, 2023, upon a motion by Council
52 Member Marolt the second of Council Member Shenk, and upon a vote of 5 in favor and
53 0 against.
54

55 READ, APPROVED AND ADOPTED by the Town Council of the Town of
56 Snowmass Village on Second Reading on December 18, 2023, upon a motion by Council
57 Member _____, seconded by Council Member _____, and upon a
58 vote of ____ in favor and ____ against.
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61 **TOWN OF SNOWMASS VILLAGE**
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64 _____
65 Bill Madsen, Mayor
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67 ATTEST:
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69 _____
70 Megan Harris Boucher, Town Clerk
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72 APPROVED AS TO FORM:
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75 _____
76 Town Attorney

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

December 18, 2023

AGENDA ITEM:

RESOLUTION NO 32, SERIES OF 2023 - A RESOLUTION CERTIFYING DELINQUENT SOLID WASTE FEES TO THE PITKIN COUNTY TREASURER FOR PLACEMENT UPON THE TAX LIST FOR THE CURRENT YEAR, TO BE COLLECTED IN THE MANNER OTHER TAXES ARE COLLECTED PURSUANT TO SNOWMASS VILLAGE MUNICIPAL CODE SECTION 7-41(b) AND IN COMPLIANCE WITH THE LAWS OF THE STATE OF COLORADO FOR THE ASSESSMENT AND COLLECTION OF GENERAL TAXES

PRESENTED BY:

Jeff Conklin, Town Attorney
Anne Martens, Public Works Director

BACKGROUND:

Section 7-31(b) of the Snowmass Village Municipal Code provides that TOSV can certify delinquent solid waste accounts to Pitkin County for collection with tax bills. The property owners identified in the attached resolution have failed to pay past due solid waste fees. In order to collect for the solid waste services that have been rendered, the attached resolution will certify the delinquent solid waste fees to Pitkin County Treasurer for collection on their property tax bills.

FINANCIAL IMPACT:

Collection of past due accounts.

COUNCIL OPTIONS:

1. Approve
2. Modify
3. Deny

STAFF RECOMMENDATION:

Approval of Resolution No. 32, Series of 2023

ATTACHMENTS:

Resolution No. 32, Series of 2023
Exhibit A Certified Delinquent Solid Waste Fees

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**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 32
SERIES OF 2023**

**A RESOLUTION CERTIFYING DELINQUENT SOLID WASTE FEES TO THE
PITKIN COUNTY TREASURER FOR PLACEMENT UPON THE TAX LIST FOR
THE CURRENT YEAR, TO BE COLLECTED IN THE MANNER OTHER TAXES
ARE COLLECTED PURSUANT TO SNOWMASS VILLAGE MUNICIPAL CODE
SECTION 7-41(b) AND IN COMPLIANCE WITH THE LAWS OF THE STATE
OF COLORADO FOR THE ASSESSMENT AND COLLECTION OF GENERAL
TAXES**

RECITALS

- A. The Town of Snowmass Village, Colorado ("TOSV" or the "Town") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Snowmass Village Home Rule Charter (the "Charter").
- B. By adoption of Chapter 3, Article III of the Snowmass Village Municipal Code, the Town of Snowmass Village has established provisions for the accumulation, collection, conveyance and disposition of Solid Waste.
- C. Citizens of the Town of Snowmass Village benefit from the Solid Waste services provided. Property owners in the Town of Snowmass Village are required to pay fees for Solid Waste services and non-payment of such fees places a burden on the system as well as burdening citizens who timely pay such Solid Waste fees.
- D. Certain property owners within the Town of Snowmass Village have not paid the Solid Waste fees due, despite numerous requests by the Town of Snowmass Village Public Works and Finance Departments and such fees are delinquent. S\said delinquent property owners have been given written notice that the action contemplated by this Resolution would be forthcoming.
- E. Section 7-41(b) of the Snowmass Village Municipal Code provides that Town Council must certify delinquent accounts to the Pitkin County Treasurer for inclusion on the tax lists for collection with general taxes for the current year.
- F. The Town Council finds that the adoption of this Resolution is necessary for the preservation of the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Delinquent Solid Waste Fees. The Town Council hereby certifies to the Pitkin County Treasurer that the Solid Waste accounts listed in attached **Exhibit A** are delinquent in the amounts stated in **Exhibit A**. The Town Council hereby requests that the Pitkin County Treasurer place upon the tax list for the current year the certified delinquent Solid Waste accounts listed on **Exhibit A** hereto, in the amount and upon the respective real property tax account specified thereon, to be collected and remitted to the Town of Snowmass Village (subject to collection fees) in the manner other taxes are collected pursuant to Snowmass Village Municipal Code Section 7-41(b), and in compliance with the laws of the State for the assessment and collection of general taxes, including the laws for the sale of property for taxes and redemption of the same which shall apply.
3. Ratification of Actions. All actions heretofore taken, not inconsistent with the provisions of this Resolution, by the Town Council and the officers, agents, and employees of the Town relating to the subject matter of this Resolution, are hereby ratified, approved, and confirmed.
4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

INTRODUCED, READ AND ADOPTED, by the Town Council of the Town of Snowmass Village, Colorado, on the 18th day of December, 2023 upon a motion made by Council Member _____ and seconded by Council Member _____ and by a vote of _____ in favor and _____ opposed.

TOWN OF SNOWMASS VILLAGE

Bill Madsen, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

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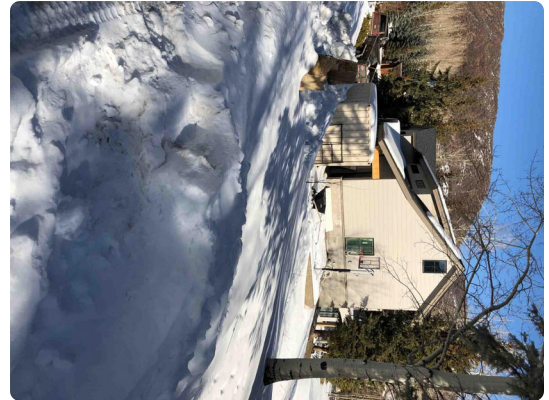
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Jeff Conklin, Town Attorney

Pitkin County Assessor

Summary

Account R013601
Parcel 264330301034
Property Address 26 BRIDLE PATH LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: HORSE RANCH Lot: 34
Property Type RESIDENTIAL
Acres 0
Land SqFt 25,112
Tax Area 004
Mill Levy 50.912
Subdivision HORSE RANCH
Neighborhood SMV-HORSE RANCH
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[130 NATIONAL DRIVE LLC](#)
PO BOX 7902
ASPEN CO 81612

Customer No. 485

2023 Balance \$229.86

!10% added admin fee \$22.99

Total Balance Due \$252.85

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 25,112

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 3 STORY
Stories 3
Frame WOOD FRAME
Actual Year Built 1995
Effective Year Built 2005
Last Remodel 2019
Garden Level Basement 1,725
Finished Garage 576
First Floor 1,671
Second Floor 938
Total Heated SqFt 4,334
Bedrooms 4
Baths 4.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality V GOOD
Exterior Wall WOOD SD GO
STONE VEN
Interior Wall DRYWALL
Floor WOOD
HARD TILE
Floor CARPET
Neighborhood SMV-HORSE RANCH
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2019	1
1400	FIREPL - AVERAGE	1995	1
1500	FIREPL - VERY GOOD	1995	1
1516	CUSTOM TUB - AVERAGE	1995	1
1517	STM SHWR - VERY GOOD	1995	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,700,000.00	\$1,600,000.00	\$1,600,000.00	\$1,325,000.00
Improvement Actual	\$3,925,000.00	\$2,094,700.00	\$1,784,200.00	\$856,700.00
Total Actual	\$6,625,000.00	\$3,694,700.00	\$3,384,200.00	\$2,181,700.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$182,660.00	\$111,200.00	\$114,400.00	\$94,740.00
Improvement Assessed	\$265,530.00	\$145,580.00	\$127,570.00	\$61,250.00
Total Assessed	\$448,190.00	\$256,780.00	\$241,970.00	\$155,990.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/20/2009	SPECIAL WARRANTY DEED	564699		\$2,300,000
4/26/2006	SPECIAL WARRANTY DEED	523512		\$2,730,000
12/30/2003	SPECIAL WARRANTY DEED	493069		\$1,950,000
12/30/2003	SPECIAL WARRANTY DEED	493068		\$975,000
2/20/1996	WARRANTY DEED	390092		\$1,300,000
9/7/1994	SPECIAL WARRANTY DEED	373909	760-611	\$225,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R020530
Parcel 264331107008
Property Address 218 STALLION CIR, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: RODEO PLACE SUB Lot: 8
Property Type HOUSING AUTH
Acres 0
Land SqFt 8,815
Tax Area 004
Mill Levy 50.912
Subdivision RODEO PLACE SUB
Neighborhood RODEO - COFFEY PLACE
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

BONFIGLIO-OLIVER ANTONELLA G OLIVER PETER GUSTAV JR
PO BOX 3115 PO BOX 3115
ASPEN CO 816123115 ASPEN CO 816123115

Customer No. 2880

2023 Balance Due \$669.96

10% Added Admin Fee \$67.00

Total Balance DUE \$736.96

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 8,815

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 1/2 STY
Actual Year Built 2008
Effective Year Built 2008
Basement Area 728
Unfinished Basement Area 728
Finished Garage Heated 522
First Floor 1,593
Total Heated SqFt 1,593
Unfinished Garage 522
Bedrooms 3
Baths 2
Heating Fuel GAS
Heating Type FORCED AIR
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover ASP SHINGL
Construction Quality AVERAGE
Exterior Wall WD SID AVE
CORG METAL
Interior Wall DRYWALL
Floor SHT VINYL
CARPET
Neighborhood RODEO - COFFEY PLACE
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	2008	1
1400	FIREPL - AVERAGE	2008	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$145,800.00	\$150,000.00	\$150,000.00	\$150,000.00
Improvement Actual	\$369,900.00	\$332,100.00	\$332,100.00	\$322,800.00
Total Actual	\$515,700.00	\$482,100.00	\$482,100.00	\$472,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$9,860.00	\$10,430.00	\$10,730.00	\$10,730.00
Improvement Assessed	\$25,020.00	\$23,080.00	\$23,750.00	\$23,080.00
Total Assessed	\$34,880.00	\$33,510.00	\$34,480.00	\$33,810.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
5/31/2018	SPECIAL WARRANTY DEED	647840		\$472,900
12/15/2008	SPECIAL WARRANTY DEED	555056		\$402,612

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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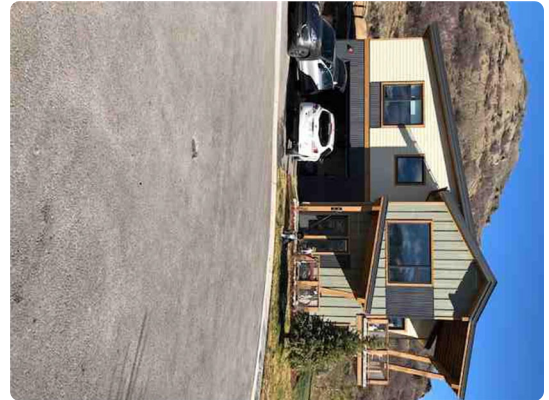
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Pitkin County Assessor

Summary

Account R022652
Parcel 264331109012
Property Address 44 COFFEY PLACE LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: COFFEY PLACE SUB Lot: CP12
Property Type HOUSING AUTH
Acres 0
Land SqFt 0
Tax Area 103
Mill Levy 46.157
Subdivision COFFEY PLACE SUB
Neighborhood RODEO - COFFEY PLACE
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

BURNS DENNIS PATRICK
PO BOX 6882
SNOWMASS VILLAGE CO 81615

Customer No. 2683

2023 Balance Due \$606.75

10% Added Admin Fee \$60.68

Total Balance DUE \$667.43

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Actual Year Built 2020
Effective Year Built 2020
Garden Level Basement 693
First Floor 1,202
Total Heated SqFt 1,895
Unfinished Garage 634
Bedrooms 3
Baths 2.5
Heating Fuel GAS
Heating Type FORCED AIR
Roof Type GABLE/HIP
Roof Cover ASP SHINGL
Construction Quality AVERAGE
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
SHT VINYL
Neighborhood RODEO - COFFEY PLACE
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	2020	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$146,900.00	\$150,000.00	\$150,000.00	\$2,600.00
Improvement Actual	\$557,400.00	\$545,000.00	\$545,000.00	\$0.00
Total Actual	\$704,300.00	\$695,000.00	\$695,000.00	\$2,600.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$9,940.00	\$10,430.00	\$10,730.00	\$760.00
Improvement Assessed	\$37,710.00	\$37,880.00	\$38,970.00	\$0.00
Total Assessed	\$47,650.00	\$48,310.00	\$49,700.00	\$760.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
4/29/2021	SPECIAL WARRANTY DEED	676368		\$695,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

▼

Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R013626
Parcel	264330301059
Property Address	180 SADDLEBACK LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: HORSE RANCH Lot: 59
Property Type	RESIDENTIAL
Acres	0
Land SqFt	58,331
Tax Area	004
Mill Levy	50.912
Subdivision	HORSE RANCH
Neighborhood	SMV-HORSE RANCH
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

SKYPROPERTIES LLC
PO BOX 1068
ASPEN CO 81612

Customer No. 2686

2023 Balance \$606.75

10% Added Admin Fee \$60.68

Total Balance DUE \$667.43

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	58,331

Buildings

Building #	1
Building Type	SMASS VILL EXCEL/SUPER (DEP 02)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 1/2 STY
Actual Year Built	2016
Effective Year Built	2016
Basement Area	222
Unfinished Basement Area	222
Garden Level Basement	1,995
Finished Garage Heated	900
Stone Wood Deck	868
First Floor	2,813
Second Floor	1,428
Total Heated SqFt	6,236
Roof Deck	120
Bedrooms	5
Baths	5.5
Heating Fuel	GAS
Heating Type	RADIANT FLOOR HEAT
Air Conditioning	CENTRAL
Roof Type	SHED
Roof Cover	METAL
Construction Quality	EXCELLENT
Exterior Wall	WOOD SD GO
	FRM STUCCO
Exterior Wall	STONE VEN
Interior Wall	DRYWALL
Floor	HARD TILE
	CARPET
Floor	WOOD
Neighborhood	SMV-HORSE RANCH
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	2017	1
103	KITCHEN - AVERAGE	2017	1
1520	WETBAR - VERY GOOD	2017	2
1515	WINE RM - VERY GOOD	2017	1
1501	FIREPL - EXCELLENT	2017	1
1507	ELEVATOR	2017	1
1517	STM SHWR - VERY GOOD	2017	1
1400	FIREPL - AVERAGE	2017	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,747,200.00	\$1,650,000.00	\$1,650,000.00	\$1,400,000.00
Improvement Actual	\$12,176,100.00	\$4,988,900.00	\$4,988,900.00	\$4,336,100.00
Total Actual	\$14,923,300.00	\$6,638,900.00	\$6,638,900.00	\$5,736,100.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$185,850.00	\$114,680.00	\$117,980.00	\$100,100.00
Improvement Assessed	\$823,710.00	\$346,730.00	\$356,710.00	\$310,030.00
Total Assessed	\$1,009,560.00	\$461,410.00	\$474,690.00	\$410,130.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
5/13/2021	SPECIAL WARRANTY DEED	676564		\$8,000,000
4/19/2018	SPECIAL WARRANTY DEED	646802		\$5,950,000
11/5/2014	SPECIAL WARRANTY DEED	615347		\$1,285,000
5/20/1998	SPECIAL WARRANTY DEED	417074		\$565,000
6/30/1994	SPECIAL WARRANTY DEED	371638	754-559	\$330,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet

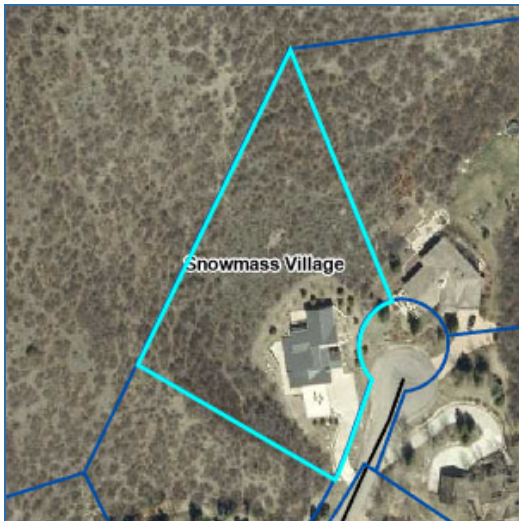


Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R013634
Parcel 264330301067
Property Address 1116 HORSE RANCH DR, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: HORSE RANCH Lot: 67
Property Type RESIDENTIAL
Acres 0
Land SqFt 29,507
Tax Area 004
Mill Levy 50.912
Subdivision HORSE RANCH
Neighborhood SMV-HORSE RANCH
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

HORSE RANCH TRUST
PO BOX 1946
RIFLE CO 81650

Customer No. 2717
2023 Balance Due \$606.75
10% Added Admin Fee \$60.68
Total Balance DUE \$667.43

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 29,507

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 3 STORY
Stories 3
Frame WOOD FRAME
Actual Year Built 1995
Effective Year Built 1997
Garden Level Basement 2,260
Finished Garage 583
Open Porch 40
Wood Balcony 378
First Floor 2,163
Second Floor 802
Total Heated SqFt 5,225
Roof Deck 713
Bedrooms 6
Baths 6.5
Heating Fuel GAS
Heating Type RADIANT FLOOR HEAT
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality V GOOD
Exterior Wall WOOD SD GO
STONE VEN
Interior Wall DRYWALL
Floor WOOD
CARPET
Neighborhood SMV-HORSE RANCH
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
1520	WETBAR - VERY GOOD	1995	2
1517	STM SHWR - VERY GOOD	1995	1
1616	CUSTOM TUB - VERY GOOD	1995	1
1409	BIDET - GOOD	1995	1
105	KITCHEN - VERY GOOD	1995	1
1500	FIREPL - VERY GOOD	1995	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,719,900.00	\$1,625,000.00	\$1,625,000.00	\$1,350,000.00
Improvement Actual	\$5,292,000.00	\$2,208,900.00	\$2,208,900.00	\$1,943,600.00
Total Actual	\$8,011,900.00	\$3,833,900.00	\$3,833,900.00	\$3,293,600.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$184,000.00	\$112,940.00	\$116,190.00	\$96,530.00
Improvement Assessed	\$358,000.00	\$153,520.00	\$157,940.00	\$138,970.00
Total Assessed	\$542,000.00	\$266,460.00	\$274,130.00	\$235,500.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
7/16/2021	SPECIAL WARRANTY DEED	679020		\$5,600,000
11/1/1999	SPECIAL WARRANTY DEED	437212		\$2,150,000
9/30/1994	SPECIAL WARRANTY DEED	374800	762-857	\$427,500
12/28/1993	SPECIAL WARRANTY DEED	364987	736-621	\$330,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R014851
Parcel	273506305031
Property Address	1000 TWO CREEKS DR, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: TWO CREEKS (EAST VILLAGE) Lot: 31
Property Type	RESIDENTIAL
Acres	2.147
Land SqFt	0
Tax Area	004
Mill Levy	50.912
Subdivision	TWO CREEKS (EAST VILLAGE)
Neighborhood	SMV-TWO CREEKS
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

1000 TWO CREEKS LLC
5251 FISHER ISLAND DR
MIAMI BEACH FL 33109

Customer No. 2791

2023 Balance Due \$612.00

10% Admin Fee \$61.20

Total Balance DUE \$673.20

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	2.14
Land Size SqFt	0

Buildings

Building #	1
Building Type	SMASS VILL EXCEL/SUPER (DEP 02)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Actual Year Built	2000
Effective Year Built	2001
Basement Area	155
Unfinished Basement Area	155
Garden Level Basement	1,670
Finished Garage Heated	605
Stone Wood Deck	85
Stone Patio	479
First Floor	2,831
Second Floor	955
Total Heated SqFt	5,456
Storage Area	300
Bedrooms	5
Baths	5.5
Heating Fuel	GAS
Heating Type	RADIANT FLOOR HEAT
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	
Construction Quality	EXCELLENT
Exterior Wall	STONE VEN
	WOOD SD GO
Exterior Wall	FRM STUCCO
Interior Wall	DRYWALL
Floor	FLAGSTONE
	WOOD
Floor	CARPET
Neighborhood	SMV-TWO CREEKS
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
1517	STM SHWR - VERY GOOD	2001	2
1509	BIDET - VERY GOOD	2001	1
1401	HOTTUB - VERY GOOD	2001	1
106	KITCHEN - EXCELLENT	2001	1

Code	Description	Year Built	Area
1500	FIREPL - VERY GOOD	2001	3
1501	FIREPL - EXCELLENT	2001	1
1616	CUSTOM TUB - VERY GOOD	2001	2

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$4,494,600.00	\$2,900,000.00	\$2,900,000.00	\$2,900,000.00
Improvement Actual	\$8,049,600.00	\$3,318,600.00	\$3,318,600.00	\$3,442,000.00
Total Actual	\$12,544,200.00	\$6,218,600.00	\$6,218,600.00	\$6,342,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$304,060.00	\$201,550.00	\$207,350.00	\$207,350.00
Improvement Assessed	\$544,560.00	\$230,640.00	\$237,280.00	\$246,100.00
Total Assessed	\$848,620.00	\$432,190.00	\$444,630.00	\$453,450.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/21/2021	SPECIAL WARRANTY DEED	680790		\$9,000,000
8/25/1998	SPECIAL WARRANTY DEED	421101		\$990,000
6/29/1995	SPECIAL WARRANTY DEED	382782	785-230	\$925,000

Recent Sales In Area

Sale date range:

From: 12/14/2018 To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



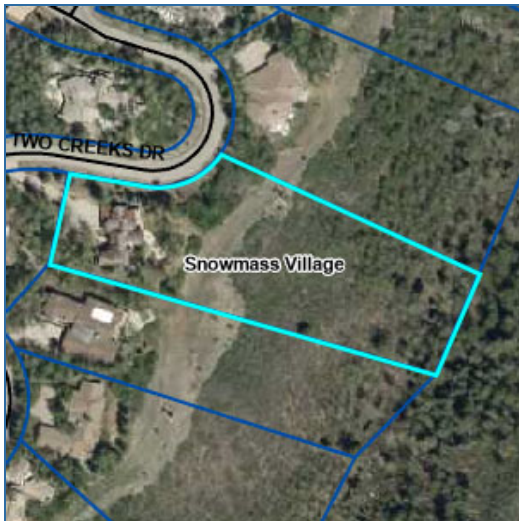
Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account	R014829
Parcel	273506305009
Property Address	115 BLUE SPRUCE LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: TWO CREEKS (EAST VILLAGE) Lot: 9
Property Type	RESIDENTIAL
Acres	2.344
Land SqFt	0
Tax Area	004
Mill Levy	50.912
Subdivision	TWO CREEKS (EAST VILLAGE)
Neighborhood	SMV-TWO CREEKS
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

115 BLUE SPRUCE LANE LLC
1111 BRICKELL AVE STE 2750
MIAMI FL 33131

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	2.34
Land Size SqFt	0

Buildings

Building #	1
Building Type	SMASS VILL EXCEL/SUPER (DEP 02)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Frame	WOOD FRAME
Actual Year Built	2005
Effective Year Built	2005
Finished Garage	762
Stone Patio	1,196
First Floor	3,469
Second Floor	2,274
Total Heated SqFt	5,743
Bedrooms	5
Baths	6.5
Heating Fuel	GAS
Heating Type	RADIANT FLOOR HEAT
Air Conditioning	CLIMATE CONTROL
Roof Type	GABLE/HIP
Roof Cover	CEDAR SHAKE
Construction Quality	EXCELLENT
Exterior Wall	STONE
Interior Wall	PLASTER
Floor	CARPET
	CUT STONE
Floor	WOOD
Neighborhood	SMV-TWO CREEKS
Super Neighborhood	SMASS VILL SUBS

Customer No. 2650
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
1517	STM SHWR - VERY GOOD	2005	2
1616	CUSTOM TUB - VERY GOOD	2005	1
1509	BIDET - VERY GOOD	2005	1
1404	WINE CAPTN	2005	1
1401	HOTTUB - VERY GOOD	2005	1
109	BBQ MASON	2005	1
1520	WETBAR - VERY GOOD	2005	1
106	KITCHEN - EXCELLENT	2005	1
1500	FIREPL - VERY GOOD	2005	3
1501	FIREPL - EXCELLENT	2005	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$4,495,000.00	\$2,900,000.00	\$2,900,000.00	\$2,900,000.00
Improvement Actual	\$8,990,000.00	\$4,508,200.00	\$4,508,200.00	\$4,646,800.00
Total Actual	\$13,485,000.00	\$7,408,200.00	\$7,408,200.00	\$7,546,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$304,090.00	\$201,550.00	\$207,350.00	\$207,350.00
Improvement Assessed	\$608,170.00	\$313,320.00	\$322,340.00	\$332,250.00
Total Assessed	\$912,260.00	\$514,870.00	\$529,690.00	\$539,600.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
3/30/2021	SPECIAL WARRANTY DEED	674974		\$8,495,000
7/18/2012	SPECIAL WARRANTY DEED	590770		\$6,456,500
7/18/2012	PERSONAL REPRESENTATIVE	590769		\$3,228,250
12/2/1999	SPECIAL WARRANTY DEED	438220		\$4,250,000
3/20/1997	SPECIAL WARRANTY DEED	402693		\$3,567,500
6/28/1995	SPECIAL WARRANTY DEED	382719	785-46	\$700,000

Recent Sales In Area

Sale date range:

From: 12/14/2018 To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R001977
Parcel	273301403004
Property Address	1277 FARAWAY RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: RIDGE RUN UNIT 3 Lot: 7
Property Type	RESIDENTIAL
Acres	0.91
Land SqFt	0
Tax Area	004
Mill Levy	50.912
Subdivision	RIDGE RUN UNIT 3
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

1277 FARAWAY LLC
101 S MILL ST #200
ASPEN CO 81611

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0.91
Land Size SqFt	0

Buildings

Building #	1
Building Type	SMASS VILL EXCEL/SUPER (DEP 02)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Actual Year Built	2000
Effective Year Built	2000
Basement Area	710
Unfinished Basement Area	90
Garden Level Basement	1,452
Wood Deck	120
Stone Patio	682
First Floor	1,834
Second Floor	1,028
Total Heated SqFt	4,314
Garage Built Into Basement	620
Bedrooms	4
Baths	4.5
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	HUMIDIFIER
Roof Type	GABLE/HIP
Roof Cover	CEDAR SHAKE
Construction Quality	EXCELLENT
Exterior Wall	FRM STUCCO
Interior Wall	STONE VEN
Floor	CUST PANEL
Floor	WOOD
Floor	CARPET
Floor	SLATE
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS

Customer No. 1467
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	2000	1
1501	FIREPL - EXCELLENT	2000	3
1518	STM SHWR14	2000	1
1716	CUSTOM TUB - SUPERIOR	2000	1
1620	WETBAR - SUPERIOR	2000	1
1401	HOTTUB - VERY GOOD	2000	1
1599	CUST FIXTURES	2000	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,994,400.00	\$1,450,000.00	\$1,450,000.00	\$1,300,000.00
Improvement Actual	\$5,007,700.00	\$2,591,500.00	\$2,591,500.00	\$2,247,700.00
Total Actual	\$8,002,100.00	\$4,041,500.00	\$4,041,500.00	\$3,547,700.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$202,570.00	\$100,780.00	\$103,680.00	\$92,950.00
Improvement Assessed	\$338,770.00	\$180,110.00	\$185,290.00	\$160,710.00
Total Assessed	\$541,340.00	\$280,890.00	\$288,970.00	\$253,660.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/31/2010	SPECIAL WARRANTY DEED	573217		\$5,000,000
4/8/2002	SPECIAL WARRANTY DEED	466111		\$3,295,000
12/31/1997	SPECIAL WARRANTY DEED	412070		\$500,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R001915
Parcel 264536401015
Property Address 15 LEMOND CIR, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 33
Property Type RESIDENTIAL
Acres 0
Land SqFt 20,501
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

15 LEMOND CIRCLE LLC
6210 ROYALTON DR
DALLAS TX 75230

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 20,501

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 STORY
Stories 1
Frame WOOD FRAME
Actual Year Built 1975
Effective Year Built 1982
Garden Level Basement 1,084
Finished Garage 514
Open Porch 297
Wood Balcony 354
First Floor 2,201
Total Heated SqFt 3,285
Bedrooms 4
Baths 3
Heating Fuel GAS
Heating Type FORCED AIR
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality AVERAGE
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor BASE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 927
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1975	1
1400	FIREPL - AVERAGE	1975	2
1301	HOTTUB - AVERAGE	1975	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,587,500.00	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Improvement Actual	\$528,000.00	\$260,300.00	\$260,300.00	\$229,800.00
Total Actual	\$3,115,500.00	\$1,310,300.00	\$1,310,300.00	\$1,279,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,040.00	\$72,980.00	\$75,080.00	\$75,080.00
Improvement Assessed	\$35,720.00	\$18,090.00	\$18,610.00	\$16,430.00
Total Assessed	\$210,760.00	\$91,070.00	\$93,690.00	\$91,510.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/6/1988	SPECIAL WARRANTY DEED	303586	572-582	\$195,000
12/23/1983	WARRANTY DEED	255935	457-852	\$370,000

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

Feet



[Sales by Distance](#)

Photos



Map View



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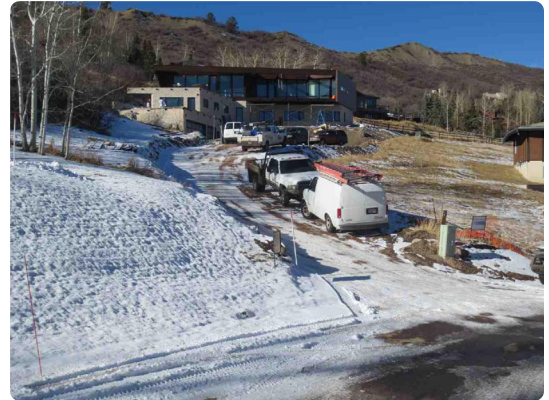
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Pitkin County Assessor

Summary

Account R001599
Parcel 264536404020
Property Address 23 MEADOW LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT TWO Lot: 40
Property Type RESIDENTIAL
Acres 0.767
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



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Owners

23 MEADOW LLC
625 E MAIN ST, STE 102B-323
ASPEN CO 81611

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0.76
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Actual Year Built 2017
Effective Year Built 2017
Last Remodel 2017
Garden Level Basement 2,140
Finished Garage 900
Wood Deck 244
First Floor 1,944
Total Heated SqFt 4,084
Roof Deck 1,112
Bedrooms 4
Baths 5
Heating Fuel GAS
Heating Type RADIANT FLOOR HEAT
Roof Type SHED
Roof Cover METAL
Construction Quality V GOOD
Exterior Wall WOOD SD GO
STONE VEN
Interior Wall DRYWALL
Floor WOOD
CERAMIC TL
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 2623
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2017	1
1500	FIREPL - VERY GOOD	2017	1
1517	STM SHWR - VERY GOOD	2017	2
1400	FIREPL - AVERAGE	2017	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,495,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Improvement Actual	\$5,030,000.00	\$2,715,700.00	\$2,715,700.00	\$2,443,900.00
Total Actual	\$7,525,000.00	\$3,715,700.00	\$3,715,700.00	\$3,443,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,790.00	\$69,500.00	\$71,500.00	\$71,500.00
Improvement Assessed	\$340,280.00	\$188,740.00	\$194,170.00	\$174,740.00
Total Assessed	\$509,070.00	\$258,240.00	\$265,670.00	\$246,240.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/23/2020	SPECIAL WARRANTY DEED	668690		\$3,999,000
10/27/2015	SPECIAL WARRANTY DEED	624495		\$950,000
10/22/2014	PERSONAL REPRESENTATIVE	614789		\$625,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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 **Schneider**
GEOSPATIAL

Pitkin County Assessor

Summary

Account R001498
Parcel 264536402004
Property Address 94 SINCLAIR LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 18
Property Type RESIDENTIAL
Acres 0
Land SqFt 23,236
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT THREE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

BAYRAN NEEMA
420 E WATERSIDE DR #501
CHICAGO IL 60601

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 23,236

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1974
Effective Year Built 1992
Last Remodel 2000
Basement Area 697
Unfinished Basement Area 697
Finish Basement Area 158
Finished Garage 539
Car Port 209
Wood Balcony 145
Wood Deck 541
First Floor 1,072
Second Floor 1,803
Total Heated SqFt 3,033
Roof Deck 209
Bedrooms 4
Baths 3
Heating Fuel ELECTRIC
Heating Type ELE.B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 2603
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1985	1
1500	FIREPL - VERY GOOD	1992	1
1528	SAUNADRY- AVERAGE	1985	1
1616	CUSTOM TUB - VERY GOOD	1992	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,192,400.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$2,139,800.00	\$1,095,600.00	\$1,095,600.00	\$985,200.00
Total Actual	\$4,332,200.00	\$2,135,600.00	\$2,135,600.00	\$2,025,200.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,320.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$144,760.00	\$76,140.00	\$78,340.00	\$70,440.00
Total Assessed	\$293,080.00	\$148,420.00	\$152,700.00	\$144,800.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
12/7/2023	SPECIAL WARRANTY DEED	699147		\$4,800,000
11/17/2020	SPECIAL WARRANTY DEED	670878		\$2,850,000
9/9/1999	SPECIAL WARRANTY DEED	435357		\$1,130,000
9/9/1999	WARRANTY DEED	233717	410-333	\$317,000
8/11/1994	SPECIAL WARRANTY DEED	373105	758-283	\$699,700
12/23/1992	SPECIAL WARRANTY DEED	352201	698-688	\$600,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

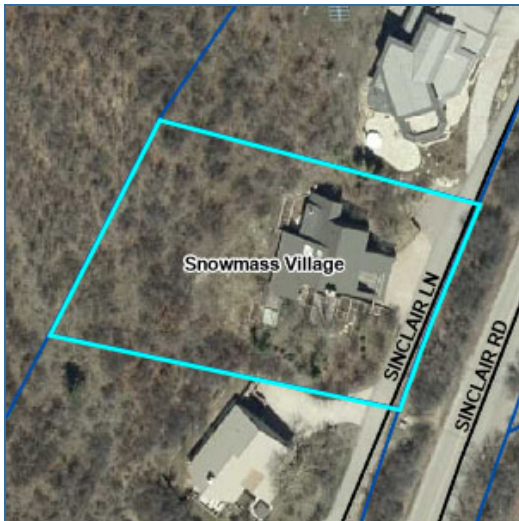


Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R001917
Parcel	273312201071
Property Address	84 PINE LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: WOODRUN UNIT ONE Lot: 110
Property Type	RESIDENTIAL
Acres	0
Land SqFt	33,294
Tax Area	004
Mill Levy	50.912
Subdivision	WOODRUN UNIT ONE
Neighborhood	SMV-WOOD RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

84 PINE LLC
1688 MERIDIAN AVE #900
MIAMI BEACH FL 33139

Customer No. 2777

2023 Balance \$612.00

10% Admin Fee \$61.20

Total Balance DUE \$673.20

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	33,294

Buildings

Building #	1
Building Type	SMASS VILL EXCEL/SUPER (DEP 02)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1990
Effective Year Built	1990
Basement Area	155
Unfinished Basement Area	155
Garden Level Basement	1,452
Finished Garage	619
Open Porch	148
Stone Patio	1,045
First Floor	2,234
Second Floor	739
Total Heated SqFt	4,425
Bedrooms	4
Baths	4
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	NONE
Roof Type	IRREGULAR
Roof Cover	METAL
Construction Quality	EXCELLENT
Exterior Wall	FRM STUCCO WOOD SD GO
Interior Wall	GLASS DRYWALL
Floor	CUT STONE CERAMIC TL
Neighborhood	SMV-WOOD RUN
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	1990	1
1521	FIREPL - SUPERIOR	1990	1
1606	BRDG CAR	1990	1
1516	CUSTOM TUB - AVERAGE	1990	1

Code	Description	Year Built	Area
1517	STM SHWR - VERY GOOD	1990	1
1607	HTDWALK SF	1990	1650
1401	HOTTUB - VERY GOOD	1990	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$3,500,000.00	\$2,400,000.00	\$2,400,000.00	\$2,400,000.00
Improvement Actual	\$5,985,000.00	\$2,633,000.00	\$2,633,000.00	\$3,500,000.00
Total Actual	\$9,485,000.00	\$5,033,000.00	\$5,033,000.00	\$5,900,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$236,780.00	\$166,800.00	\$171,600.00	\$171,600.00
Improvement Assessed	\$404,890.00	\$182,990.00	\$188,260.00	\$250,250.00
Total Assessed	\$641,670.00	\$349,790.00	\$359,860.00	\$421,850.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
7/22/1988	WARRANTY DEED	302294	569-275	\$850,000
7/22/1988	WARRANTY DEED	302293	569-273	\$850,000
7/19/1988	WARRANTY DEED	302162	569-22	\$100,000

Recent Sales In Area

Sale date range:

From: 12/14/2018 To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



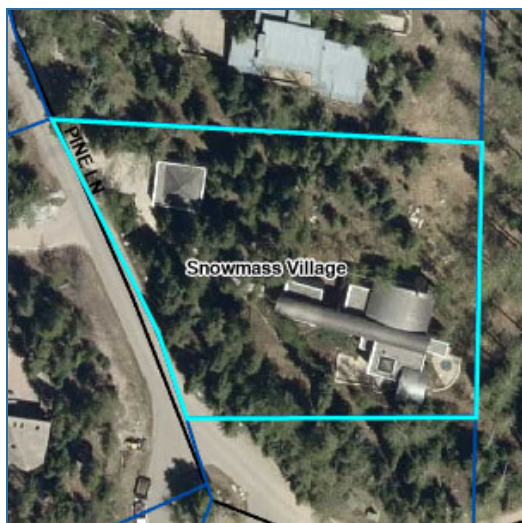
Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002805
Parcel 264536102005
Property Address 856 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 8
Property Type RESIDENTIAL
Acres 0
Land SqFt 15,375
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

856 SINCLAIR RD LLC
PO BOX 5783
SNOWMASS VILLAGE CO 81615

Customer No. 2841
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 15,375

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 1/2 STY
Stories 3
Frame WOOD FRAME
Actual Year Built 1988
Effective Year Built 2000
Basement Area 148
Unfinished Basement Area 148
Garden Level Basement 876
Finished Garage Heated 576
Open Porch 99
Wood Balcony 112
First Floor 1,060
Second Floor 553
Total Heated SqFt 2,489
Bedrooms 4
Baths 2.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1988	1
1400	FIREPL - AVERAGE	1988	1
1516	CUSTOM TUB - AVERAGE	1987	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,489,700.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Improvement Actual	\$1,145,300.00	\$787,100.00	\$787,100.00	\$720,800.00
Total Actual	\$3,635,000.00	\$1,787,100.00	\$1,787,100.00	\$1,720,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,430.00	\$69,500.00	\$71,500.00	\$71,500.00
Improvement Assessed	\$77,480.00	\$54,700.00	\$56,280.00	\$51,540.00
Total Assessed	\$245,910.00	\$124,200.00	\$127,780.00	\$123,040.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
6/4/2022	SPECIAL WARRANTY DEED	688162		\$3,650,000
12/15/1993	SPECIAL WARRANTY DEED	364629	735-440	\$650,000
8/14/1987	SPECIAL WARRANTY DEED	291968	543-856	\$72,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R001696
Parcel	273312201022
Property Address	109 EDGEWOOD LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: WOODRUN UNIT ONE Lot: 54
Property Type	RESIDENTIAL
Acres	0
Land SqFt	31,154
Tax Area	004
Mill Levy	50.912
Subdivision	WOODRUN UNIT ONE
Neighborhood	SMV-WOOD RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

[ASPEN 8 LLC](#)
901 BRICKELL KEY BLVD #1404
MIAMI FL 33131

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	31,154

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1981
Effective Year Built	1996
Last Remodel	2020
Garden Level Basement	1,496
Finished Garage	513
Enclosed Porch	846
Open Porch	196
Wood Deck	650
Heated Stone Patio	680
Stone Patio	510
First Floor	1,243
Second Floor	1,653
Total Heated SqFt	4,392
Roof Deck	406
Bedrooms	5
Baths	4.5
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	WD SHINGLE
Construction Quality	V GOOD
Exterior Wall	WOOD SD GO
	STONE VEN
Interior Wall	DRYWALL
Floor	BASE
	FLAGSTONE
Neighborhood	SMV-WOOD RUN
Super Neighborhood	SMASS VILL SUBS

Customer No. 2772
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	1998	1
1500	FIREPL - VERY GOOD	1998	1
1440	SKYLIGHT13	1989	1
1509	BIDET - VERY GOOD	1998	1
1607	HTDWALK SF	1989	680
1401	HOTTUB - VERY GOOD	1998	1
1517	STM SHWR - VERY GOOD	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$5,193,100.00	\$4,300,000.00	\$4,300,000.00	\$4,300,000.00
Improvement Actual	\$6,144,400.00	\$2,731,700.00	\$2,731,700.00	\$3,177,200.00
Total Actual	\$11,337,500.00	\$7,031,700.00	\$7,031,700.00	\$7,477,200.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$351,310.00	\$298,850.00	\$307,450.00	\$307,450.00
Improvement Assessed	\$415,670.00	\$189,850.00	\$195,320.00	\$227,170.00
Total Assessed	\$766,980.00	\$488,700.00	\$502,770.00	\$534,620.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/16/2022	SPECIAL WARRANTY DEED	685403		\$5,750,000
2/21/2014	SPECIAL WARRANTY DEED	608132		\$4,500,000
8/13/1997	SPECIAL WARRANTY DEED	407255		\$3,000,000
11/10/1988	SPECIAL WARRANTY DEED	306026	578-668	\$10,000
11/1/1988	SPECIAL WARRANTY DEED	306027	578-670	\$1,090,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002180
Parcel 264536102018
Property Address 72 SUMMIT LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 27
Property Type RESIDENTIAL
Acres 0
Land SqFt 18,508
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

CLARK TIMOTHY W
PO BOX 6133
SNOWMASS VILLAGE CO 81615

Customer No. 1121

2023 Balance \$640

10% Admin Fee \$64.00

Total Balance DUE \$704.00

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 18,508

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1976
Effective Year Built 1996
Last Remodel 1997
Open Porch 179
Wood Balcony 240
Wood Deck 175
First Floor 798
Second Floor 1,037
Total Heated SqFt 1,835
Garage Detached Finished 483
Bedrooms 3
Baths 2
Heating Fuel ELECTRIC
Heating Type ELE.B/B
Air Conditioning NONE
Roof Type SHED
Roof Cover METAL
Construction Quality AVERAGE
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor CARPET
Flagstone FLAGSTONE
Floor WOOD
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1997	1
1500	FIREPL - VERY GOOD	1997	1
605	BRDGWDFOOT	1997	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,487,700.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Improvement Actual	\$554,500.00	\$313,800.00	\$313,800.00	\$311,200.00
Total Actual	\$3,042,200.00	\$1,313,800.00	\$1,313,800.00	\$1,311,200.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,290.00	\$69,500.00	\$71,500.00	\$71,500.00
Improvement Assessed	\$37,510.00	\$21,810.00	\$22,440.00	\$22,250.00
Total Assessed	\$205,800.00	\$91,310.00	\$93,940.00	\$93,750.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
12/1/2003	SPECIAL WARRANTY DEED	491993		\$1,065,000
9/14/2000	SPECIAL WARRANTY DEED	447023		\$1,197,000
10/5/1995	SPECIAL WARRANTY DEED	386194	795-940	\$530,500
6/17/1987	SPECIAL WARRANTY DEED	290203	539-449	\$220,000
4/15/1980	SPECIAL WARRANTY DEED	223758	388-406	\$235,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Summary

Account R001801
Parcel 264536102016
Property Address 23 SUMMIT LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 29
Property Type RESIDENTIAL
Acres 0
Land SqFt 16,603
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[PSAKI JAMES](#)

PO BOX 6519
SNOWMASS VILLAGE CO 81615

[COLLAZO JOSIANE J](#)

PO BOX 6519
SNOWMASS VILLAGE CO 816156519

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 16,603

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Actual Year Built 2009
Effective Year Built 2009
Finished Garage Heated 698
Stone Wood Deck 283
First Floor 1,312
Second Floor 1,568
Total Heated SqFt 2,880
Roof Deck 454
Bedrooms 4
Baths 4.5
Heating Fuel GAS
Heating Type ENG RAD HT
Air Conditioning CLIMATE CONTROL
Roof Type GABLE/HIP
Roof Cover ASP SHINGL
Construction Quality V GOOD
Exterior Wall FRM STUCCO
STONE VEN
Interior Wall DRYWALL
Floor CARPET
CERAMIC TL
Floor WOOD
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 1125
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
1400	FIREPL - AVERAGE	2009	2
105	KITCHEN - VERY GOOD	2009	1
1301	HOTTUB - AVERAGE	2009	1
109	BBQ MASON	2009	1
1407	WETBAR - AVERAGE	2009	1
1500	FIREPL - VERY GOOD	2009	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,600,000.00	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Improvement Actual	\$2,420,000.00	\$2,068,300.00	\$2,068,300.00	\$1,869,300.00
Total Actual	\$5,020,000.00	\$3,118,300.00	\$3,118,300.00	\$2,919,300.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,890.00	\$72,980.00	\$75,080.00	\$75,080.00
Improvement Assessed	\$163,710.00	\$143,750.00	\$147,880.00	\$133,650.00
Total Assessed	\$339,600.00	\$216,730.00	\$222,960.00	\$208,730.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
6/14/2005	SPECIAL WARRANTY DEED	511210		\$1,357,500
4/13/1992	SPECIAL WARRANTY DEED	343456	674-253	\$610,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002032
Parcel 264536402006
Property Address 49 SINCLAIR LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 20
Property Type RESIDENTIAL
Acres 0
Land SqFt 27,890
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT THREE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

COOPER JAMES L JR
2918 OVERHILL RD
BIRMINGHAM AL 35223

Customer No. 2729
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 27,890

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1972
Effective Year Built 1985
Last Remodel 2002
Basement Area 1,414
Unfinished Basement Area 864
Garden Level Basement 476
Wood Balcony 374
First Floor 2,250
Second Floor 544
Total Heated SqFt 3,270
Garage Built Into Basement 550
Bedrooms 4
Baths 3
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover BUILT-UP
Construction Quality AVERAGE
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CERAMIC TL
Floor WOOD
Floor CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1980	1
1300	FIREPL FAIR	1980	2

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,188,000.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$539,200.00	\$261,100.00	\$261,100.00	\$229,200.00
Total Actual	\$2,727,200.00	\$1,301,100.00	\$1,301,100.00	\$1,269,200.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,020.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$36,480.00	\$18,150.00	\$18,670.00	\$16,390.00
Total Assessed	\$184,500.00	\$90,430.00	\$93,030.00	\$90,750.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/20/2021	SPECIAL WARRANTY DEED	680697		\$2,100,000
12/28/1983	WARRANTY DEED	256000	457-998	\$185,000

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

Feet



[Sales by Distance](#)

Photos



Map View



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Pitkin County Assessor

Summary

Account R001617
Parcel 264536402008
Property Address 50 LEMOND PL, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 6
Property Type RESIDENTIAL
Acres 0
Land SqFt 29,857
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT THREE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

KELLY SUSAN C
PO BOX 6267
SNOWMASS VILLAGE CO 81615

CROWLEY DAVID S
PO BOX 6267
SNOWMASS VILLAGE CO 81615

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 29,857

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1974
Effective Year Built 1990
Last Remodel 2003
Garden Level Basement 668
Enclosed Porch 72
First Floor 2,643
Total Heated SqFt 3,311
Bedrooms 4
Baths 5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type SHED
Roof Cover BUILT-UP
Construction Quality AVERAGE
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
CERAMIC TL
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 2830
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1990	1
1400	FIREPL - AVERAGE	1990	2

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,187,700.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$477,400.00	\$262,600.00	\$262,600.00	\$279,600.00
Total Actual	\$2,665,100.00	\$1,302,600.00	\$1,302,600.00	\$1,319,600.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,000.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$32,300.00	\$18,250.00	\$18,780.00	\$19,990.00
Total Assessed	\$180,300.00	\$90,530.00	\$93,140.00	\$94,350.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/16/2022	BARGAIN & SALE DEED	685276		\$1,350,000
9/10/2002	SPECIAL WARRANTY DEED	472470		\$1,011,500
5/15/1989	WARRANTY DEED	311491	592-534	\$375,000
8/19/1988	WARRANTY DEED	303079	571-292	\$250,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R002632
Parcel 273301106019
Property Address 497 FARAWAY RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: RIDGE RUN UNIT 1 Lot: 31
Property Type RESIDENTIAL
Acres 0.7
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision RIDGE RUN UNIT 1
Neighborhood SMV-RIDGE RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

FIELDS ANDREW G & SHELLY COULON
175 ENGLISH TURN DR
NEW ORLEANS LA 70131

Customer No. 2702
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0.7
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 STORY
Stories 1
Frame WOOD FRAME
Actual Year Built 1970
Effective Year Built 1990
Last Remodel 1993
Finished Garage 672
Wood Balcony 1,368
First Floor 3,535
Total Heated SqFt 3,535
Bedrooms 4
Baths 3.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor BASE
Neighborhood SMV-RIDGE RUN
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1993	1
1500	FIREPL - VERY GOOD	1993	1
1401	HOTTUB - VERY GOOD	1993	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,992,700.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00
Improvement Actual	\$2,090,100.00	\$1,089,300.00	\$1,089,300.00	\$957,300.00
Total Actual	\$4,082,800.00	\$2,189,300.00	\$2,189,300.00	\$2,057,300.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$134,810.00	\$76,450.00	\$78,650.00	\$78,650.00
Improvement Assessed	\$141,400.00	\$75,710.00	\$77,880.00	\$68,450.00
Total Assessed	\$276,210.00	\$152,160.00	\$156,530.00	\$147,100.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
6/24/2021	SPECIAL WARRANTY DEED	678112		\$3,000,000
11/14/1991	SPECIAL WARRANTY DEED	338503	662-49	\$495,000
1/16/1987	WARRANTY DEED	285387	528-259	\$200,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Summary

Account R002753
Parcel 264536401010
Property Address 221 LEMON PL, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 47
Property Type RESIDENTIAL
Acres 0
Land SqFt 22,141
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

FINK JOSHUA TRUST
PO BOX 6893
SNOWMASS VILLAGE CO 81615

Customer No. 1169
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 22,141

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 1/2 STY
Stories 2
Frame WOOD FRAME
Actual Year Built 1978
Effective Year Built 1995
Last Remodel 2013
Finish Basement Area 434
Finished Garage 598
Wood Balcony 389
First Floor 1,864
Half Story 375
Total Heated SqFt 2,673
Bedrooms 4
Baths 3
Heating Fuel GAS
Heating Type FORCED AIR
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover SYNTHETIC
Construction Quality GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor HARD TILE
Floor CARPET
Floor WOOD
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
1400	FIREPL - AVERAGE	1982	2
103	KITCHEN - AVERAGE	1982	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,591,500.00	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Improvement Actual	\$1,998,900.00	\$976,000.00	\$976,000.00	\$889,100.00
Total Actual	\$4,590,400.00	\$2,026,000.00	\$2,026,000.00	\$1,939,100.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,310.00	\$72,980.00	\$75,080.00	\$75,080.00
Improvement Assessed	\$135,230.00	\$67,830.00	\$69,780.00	\$63,570.00
Total Assessed	\$310,540.00	\$140,810.00	\$144,860.00	\$138,650.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
12/27/2012	SPECIAL WARRANTY DEED	595439		\$1,350,000
11/18/1997	SPECIAL WARRANTY DEED	410769		\$670,000
9/12/1994	SPECIAL WARRANTY DEED	374074	761-33	\$540,000
6/4/1990	WARRANTY DEED	323205	621-887	\$465,600
2/23/1987	PERSONAL REPRESENTATIVE	292007	543-925	\$158,800
5/26/1978	GENERAL WARRANTY DEED	204330	348-560	\$169,200

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002570
Parcel 264331201003
Property Address 686 OAK RIDGE RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDOAK UNIT ONE Block: 1 Lot: 5
Property Type RESIDENTIAL
Acres 5.68
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision WILDOAK UNIT ONE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

MG SNOWMASS LLC
PO BOX 6393
SNOWMASS VILLAGE CO 81615

Customer No. 2292
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 5.68
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1969
Effective Year Built 2021
Last Remodel 2021
Garden Level Basement 1,817
Finished Garage 867
First Floor 2,714
Total Heated SqFt 4,531
Storage Area 589
Bedrooms 4
Baths 5
Heating Fuel GAS
Heating Type FORCED AIR
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality V GOOD
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2021	1
1500	FIREPL - VERY GOOD	2021	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,595,300.00	\$1,800,000.00	\$1,800,000.00	\$1,800,000.00
Improvement Actual	\$5,776,000.00	\$981,100.00	\$173,900.00	\$153,000.00
Total Actual	\$8,371,300.00	\$2,781,100.00	\$1,973,900.00	\$1,953,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,570.00	\$125,100.00	\$128,700.00	\$128,700.00
Improvement Assessed	\$390,750.00	\$68,190.00	\$12,430.00	\$10,940.00
Total Assessed	\$566,320.00	\$193,290.00	\$141,130.00	\$139,640.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/30/2020	SPECIAL WARRANTY DEED	671001		\$2,300,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

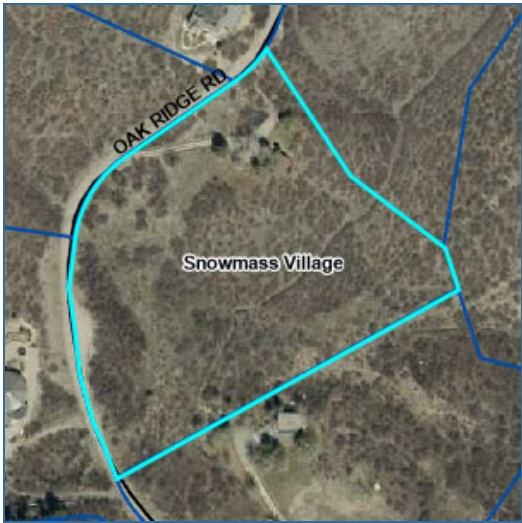
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Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R003022
Parcel 273312201025
Property Address 201 EDGEWOOD LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WOODRUN UNIT ONE Lot: 74
Property Type RESIDENTIAL
Acres 0
Land SqFt 26,203
Tax Area 004
Mill Levy 50.912
Subdivision WOODRUN UNIT ONE
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

GUTHRIE BRUCE M TRUST
6406 135TH PL SW
EDMONDS WA 980263236

GUTHRIE WILLIAM S TRUST
614 MELROSE AVE
KENILWORTH IL 60043

GUTHRIE WILLIAM N
PO BOX 526
WINNETKA IL 600930526

Customer No. 555
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 26,203

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1983
Effective Year Built 1983
Garden Level Basement 1,846
Finished Garage 910
Wood Deck 304
First Floor 2,369
Total Heated SqFt 4,215
Bedrooms 5
Baths 3
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality GOOD
Exterior Wall STONE VEN
Interior Wall DRYWALL
Floor BRK PAVER
CARPET
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	1985	1
1500	FIREPL - VERY GOOD	1985	1
1401	HOTTUB - VERY GOOD	1985	1
1405	DISHWASHER	1985	1
1517	STM SHWR - VERY GOOD	1985	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$3,092,100.00	\$2,200,000.00	\$2,200,000.00	\$2,200,000.00
Improvement Actual	\$2,750,400.00	\$1,255,100.00	\$1,255,100.00	\$1,479,900.00
Total Actual	\$5,842,500.00	\$3,455,100.00	\$3,455,100.00	\$3,679,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$209,180.00	\$152,900.00	\$157,300.00	\$157,300.00
Improvement Assessed	\$186,060.00	\$87,230.00	\$89,740.00	\$105,810.00
Total Assessed	\$395,240.00	\$240,130.00	\$247,040.00	\$263,110.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
7/2/1990	SPECIAL WARRANTY DEED	324077	624-251	\$1,750,000
10/5/1984	SPECIAL WARRANTY DEED	263001	474-616	\$316,600

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002667
Parcel 264536403001
Property Address 121 OAK RIDGE RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT ONE Block: 1 Lot: 4
Property Type RESIDENTIAL
Acres 0
Land SqFt 41,418
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT ONE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[ASPEN GLOW LLC](#)
W7202 KODIAK DR #350
PEMBINE WI 541569204

Customer No. 2124
2023 Balance \$640
10% Admin Fee \$64.00
Total Balance DUE \$704,00

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 41,418

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 3 STORY
Actual Year Built 2004
Effective Year Built 2004
Finished Garage Heated 631
Wood Deck 452
First Floor 1,782
Second Floor 2,168
Third Floor 547
Total Heated SqFt 4,497
Bedrooms 4
Baths 5
Heating Fuel GAS
Heating Type RADIANT FLOOR HEAT
Air Conditioning CLIMATE CONTROL
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality V GOOD
Exterior Wall WOOD SD GO
STONE VEN
Interior Wall DRYWALL
PLASTER
Floor WOOD
CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
1400	FIREPL - AVERAGE	2004	2
1500	FIREPL - VERY GOOD	2004	1
105	KITCHEN - VERY GOOD	2004	1
1407	WETBAR - AVERAGE	2004	1
1409	BIDET - GOOD	2004	1
1516	CUSTOM TUB - AVERAGE	2004	1
1517	STM SHWR - VERY GOOD	2004	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,595,200.00	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Improvement Actual	\$5,579,300.00	\$2,759,800.00	\$2,759,800.00	\$2,499,000.00
Total Actual	\$8,174,500.00	\$3,809,800.00	\$3,809,800.00	\$3,549,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,570.00	\$72,980.00	\$75,080.00	\$75,080.00
Improvement Assessed	\$377,440.00	\$191,810.00	\$197,330.00	\$178,680.00
Total Assessed	\$553,010.00	\$264,790.00	\$272,410.00	\$253,760.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/13/2017	SPECIAL WARRANTY DEED	643074		\$4,000,000
12/11/1998	SPECIAL WARRANTY DEED	425379		\$430,000
8/19/1994	SPECIAL WARRANTY DEED	373366	759-3	\$325,000
11/9/1988	SPECIAL WARRANTY DEED	305797	578-120	\$130,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R003031
Parcel 264331303011
Property Address 46 MEADOW RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT TWO Lot: 3
Property Type RESIDENTIAL
Acres 0
Land SqFt 23,871
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[ASPEN UPPER RANCH LLC](#)
PO BOX 100969
DENVER CO 80250

Customer No. 1104
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 23,871

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1974
Effective Year Built 1996
Finished Garage Heated 580
Wood Deck 622
First Floor 1,962
Second Floor 834
Total Heated SqFt 2,796
Bedrooms 3
Baths 3
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality GOOD
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1998	1
1500	FIREPL - VERY GOOD	1999	1
1516	CUSTOM TUB - AVERAGE	1998	1
1517	STM SHWR - VERY GOOD	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,892,900.00	\$925,000.00	\$925,000.00	\$925,000.00
Improvement Actual	\$2,101,300.00	\$1,044,300.00	\$1,044,300.00	\$951,000.00
Total Actual	\$3,994,200.00	\$1,969,300.00	\$1,969,300.00	\$1,876,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$128,050.00	\$64,290.00	\$66,140.00	\$66,140.00
Improvement Assessed	\$142,150.00	\$72,580.00	\$74,670.00	\$68,000.00
Total Assessed	\$270,200.00	\$136,870.00	\$140,810.00	\$134,140.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/16/2017	SPECIAL WARRANTY DEED	640751		\$1,970,000
6/17/1994	GENERAL WARRANTY DEED	371223	753-628	\$425,000
7/31/1985	WARRANTY DEED	274954	503-720	\$125,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R002390
Parcel	273301401026
Property Address	964 FARAWAY RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: RIDGE RUN UNIT 1 Lot: 76
Property Type	RESIDENTIAL
Acres	0
Land SqFt	33,639
Tax Area	004
Mill Levy	50.912
Subdivision	RIDGE RUN UNIT 1
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

[MCKENNA MICHAEL P](#)
6499 N LAZY RIVER RD
JANESVILLE WI 53545

Customer No. 2739
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	33,639

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	3 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1980
Effective Year Built	2002
Last Remodel	2007
Basement Area	500
Unfinished Basement Area	83
Garden Level Basement	1,352
Open Porch	156
Wood Balcony	114
Wood Deck	413
First Floor	1,694
Second Floor	908
Total Heated SqFt	3,954
Garage Built Into Basement	417
Roof Deck	698
Bedrooms	5
Baths	5.5
Heating Fuel	GAS
Heating Type	HT WTR B/B
Air Conditioning	NONE
Roof Type	FLAT
Roof Cover	BUILT-UP
Construction Quality	V GOOD
Exterior Wall	WOOD SD GO
	FRM STUCCO
Interior Wall	DRYWALL
Floor	CARPET
	HARD TILE
Floor	CERAMIC TL
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	1997	1
1401	HOTTUB - VERY GOOD	2001	1
1500	FIREPL - VERY GOOD	1997	1
1616	CUSTOM TUB - VERY GOOD	1997	1
1404	WINE CAPTN	1997	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,743,200.00	\$1,350,000.00	\$1,350,000.00	\$1,200,000.00
Improvement Actual	\$3,338,200.00	\$1,719,000.00	\$1,719,000.00	\$1,465,900.00
Total Actual	\$6,081,400.00	\$3,069,000.00	\$3,069,000.00	\$2,665,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$185,580.00	\$93,830.00	\$96,530.00	\$85,800.00
Improvement Assessed	\$225,830.00	\$119,470.00	\$122,910.00	\$104,810.00
Total Assessed	\$411,410.00	\$213,300.00	\$219,440.00	\$190,610.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/17/2021	SPECIAL WARRANTY DEED	682750		\$4,000,000
9/16/2010	SPECIAL WARRANTY DEED	573637		\$2,700,000
1/16/1996	WARRANTY DEED	389156		\$651,500
3/1/1984	WARRANTY DEED	258071	463-208	\$295,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R014845
Parcel 273506305025
Property Address 120 TIMBER RIDGE LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: TWO CREEKS (EAST VILLAGE) Lot: 25
Property Type RESIDENTIAL
Acres 0.877
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivy TWO CREEKS (EAST VILLAGE)
Neighborhood SMV-TWO CREEKS
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

DJL COLORADO TRUST
222 N LASALLE ST # 300
CHICAGO IL 60601

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0.87
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS VILL EXCEL/SUPER (DEP 02)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 3 STORY
Actual Year Built 1998
Effective Year Built 1998
Basement Area 180
Unfinished Basement Area 180
Garden Level Basement 1,841
Finished Garage Heated 559
First Floor 3,172
Second Floor 669
Total Heated SqFt 5,682
Roof Deck 494
Bedrooms 5
Baths 5.5
Heating Fuel GAS
Heating Type RADIANT FLOOR HEAT
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality EXCELLENT
Exterior Wall STONE
FRM STUCCO
Interior Wall PLASTER
Floor CARPET
WOOD
Neighborhood SMV-TWO CREEKS
Super Neighborhood SMASS VILL SUBS

Customer No. 1431
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	1998	1
1501	FIREPL - EXCELLENT	1998	1
1500	FIREPL - VERY GOOD	1998	4
1716	CUSTOM TUB - SUPERIOR	1998	1
1518	STM SHWR14	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$4,494,700.00	\$2,900,000.00	\$2,900,000.00	\$2,900,000.00
Improvement Actual	\$8,207,900.00	\$3,385,800.00	\$3,385,800.00	\$3,496,400.00
Total Actual	\$12,702,600.00	\$6,285,800.00	\$6,285,800.00	\$6,396,400.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$304,070.00	\$201,550.00	\$207,350.00	\$207,350.00
Improvement Assessed	\$555,260.00	\$235,310.00	\$242,080.00	\$249,990.00
Total Assessed	\$859,330.00	\$436,860.00	\$449,430.00	\$457,340.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/21/2017	SPECIAL WARRANTY DEED	636270		\$6,900,000
6/18/1998	SPECIAL WARRANTY DEED	418316		\$3,600,000
6/28/1995	SPECIAL WARRANTY DEED	382685	784-963	\$775,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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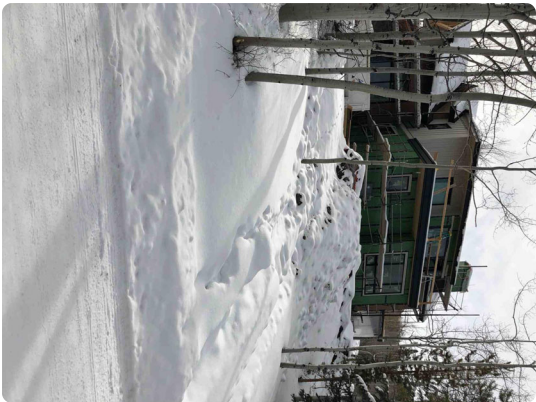
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Pitkin County Assessor

Summary

Account	R002122
Parcel	273301401006
Property Address	316 MAPLE RIDGE LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: RIDGE RUN UNIT 1 Lot: 46
Property Type	RESIDENTIAL
Acres	0
Land SqFt	31,114
Tax Area	004
Mill Levy	50.912
Subdivision	RIDGE RUN UNIT 1
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

JDB REAL ESTATE ACQUISITIONS LLC
858 BALDWIN RD
HIGHLAND PARK IL 60035

Customer No. 2737
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	31,114

Buildings

Building #	1
Building Type	SMASS VILL EXCEL/SUPER (DEP 02)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Actual Year Built	2020
Effective Year Built	2021
Basement Area	479
Unfinished Basement Area	479
Finished Garage Heated	885
First Floor	2,234
Second Floor	2,163
Total Heated SqFt	4,397
Bedrooms	5
Baths	5.5
Heating Fuel	GAS
Heating Type	RADIANT FLOOR HEAT
Air Conditioning	CENTRAL
Roof Type	GAMBREL
Roof Cover	METAL
Construction Quality	EXCELLENT
Exterior Wall	WOOD SD GO
	STONE VEN
Exterior Wall	CCB STUCCO
Interior Wall	DRYWALL
Floor	LUXURY VINYL TILE
	HARD TILE
Floor	CARPET
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	2021	1
1500	FIREPL - VERY GOOD	2021	2
1517	STM SHWR - VERY GOOD	2021	1
109	BBQ MASON	2021	1
1520	WETBAR - VERY GOOD	2021	1
1507	ELEVATOR	2021	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,746,100.00	\$1,350,000.00	\$1,350,000.00	\$1,200,000.00
Improvement Actual	\$7,758,600.00	\$3,923,700.00	\$1,247,400.00	\$180,000.00
Total Actual	\$10,504,700.00	\$5,273,700.00	\$2,597,400.00	\$1,380,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$185,770.00	\$93,830.00	\$96,530.00	\$85,800.00
Improvement Assessed	\$524,870.00	\$272,700.00	\$89,190.00	\$12,870.00
Total Assessed	\$710,640.00	\$366,530.00	\$185,720.00	\$98,670.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/12/2021	SPECIAL WARRANTY DEED	682593		\$6,056,045
4/25/2019	SPECIAL WARRANTY DEED	655501		\$943,334
7/16/2018	SPECIAL WARRANTY DEED	648848		\$1,350,000
1/11/2016	SPECIAL WARRANTY DEED	626387		\$1,065,000
4/23/1996	SPECIAL WARRANTY DEED	391996		\$375,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R003077
Parcel 264536405007
Property Address 149 MARTINGALE PL, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT ONE Lot: 49
Property Type RESIDENTIAL
Acres 0
Land SqFt 31,334
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT ONE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

DE PASQUALE CEDRIC
465 SOUTH SHORE DR
MIAMI BEACH FL 33141

Customer No. 1469
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 31,334

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style BI LEVEL
Stories 2
Frame WOOD FRAME
Actual Year Built 1983
Effective Year Built 2005
Last Remodel 2014
Basement Area 649
Unfinished Basement Area 649
Garden Level Basement 951
Finished Garage 649
Open Porch 352
Concrete Patio 231
First Floor 1,790
Total Heated SqFt 2,741
Bedrooms 3
Baths 2.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor BASE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1987	1
1400	FIREPL - AVERAGE	1987	1
1300	FIREPL FAIR	1987	1
1516	CUSTOM TUB - AVERAGE	1987	1
1407	WETBAR - AVERAGE	1987	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,193,100.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$2,540,900.00	\$1,255,900.00	\$1,255,900.00	\$1,136,100.00
Total Actual	\$4,734,000.00	\$2,295,900.00	\$2,295,900.00	\$2,176,100.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,360.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$171,890.00	\$87,290.00	\$89,800.00	\$81,230.00
Total Assessed	\$320,250.00	\$159,570.00	\$164,160.00	\$155,590.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
3/26/2015	SPECIAL WARRANTY DEED	618790		\$1,900,000
6/28/2013	SPECIAL WARRANTY DEED	602405		\$1,225,000

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

Feet



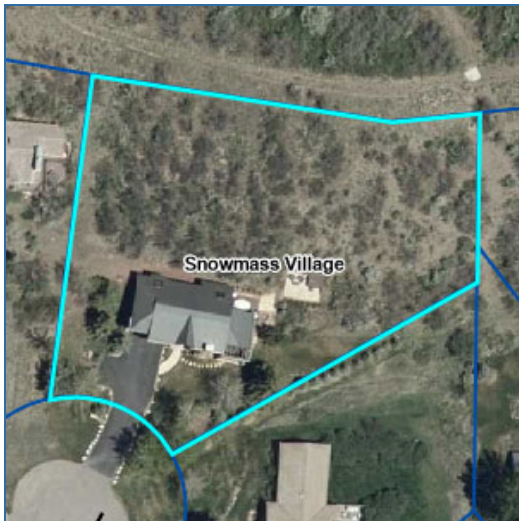
[Sales by Distance](#)

Photos





Map View



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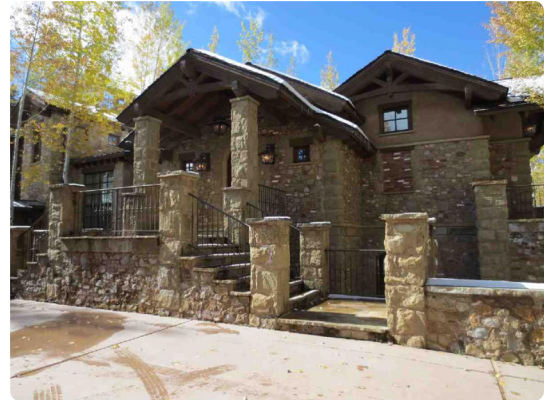
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Pitkin County Assessor

Summary

Account R001841
Parcel 273312201039
Property Address 90 EDGEWOOD LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WOODRUN UNIT ONE Lot: 53
Property Type RESIDENTIAL
Acres 0
Land SqFt 39,868
Tax Area 004
Mill Levy 50.912
Subdivision WOODRUN UNIT ONE
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

JRK & RRK LLC
1414 TIFFANY RANCH RD
ARROYO GRANDE CA 93420

Customer No. 2379
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 39,868

Buildings

Building # 1
Building Type SMASS VILL EXCEL/SUPER (DEP 02)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1997
Effective Year Built 1997
Last Remodel 2002
Finished Garage 600
Open Porch 80
Wood Balcony 326
First Floor 2,200
Second Floor 2,370
Total Heated SqFt 4,570
Roof Deck 508
Bedrooms 6
Baths 3.5
Heating Fuel GAS
Heating Type BASE
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality EXCELLENT
Exterior Wall WOOD SD GO
Interior Wall BASE
Floor BASE
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
1627	SAUNAWET - VERY GOOD	1997	1
1517	STM SHWR - VERY GOOD	1997	1
1409	BIDET - GOOD	1997	1
1520	WETBAR - VERY GOOD	1997	1
1401	HOTTUB - VERY GOOD	1997	1
105	KITCHEN - VERY GOOD	1997	1
1501	FIREPL - EXCELLENT	1997	1
1616	CUSTOM TUB - VERY GOOD	1997	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$5,193,600.00	\$4,300,000.00	\$4,300,000.00	\$4,300,000.00
Improvement Actual	\$6,941,400.00	\$3,249,800.00	\$3,249,800.00	\$3,747,000.00
Total Actual	\$12,135,000.00	\$7,549,800.00	\$7,549,800.00	\$8,047,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$351,350.00	\$298,850.00	\$307,450.00	\$307,450.00
Improvement Assessed	\$469,590.00	\$225,860.00	\$232,360.00	\$267,910.00
Total Assessed	\$820,940.00	\$524,710.00	\$539,810.00	\$575,360.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
3/14/2019	SPECIAL WARRANTY DEED	654654		\$8,650,000
3/14/2016	SPECIAL WARRANTY DEED	627821		\$8,100,000
5/8/2002	SPECIAL WARRANTY DEED	467549		\$6,000,000
10/13/1994	SPECIAL WARRANTY DEED	375285	764-141	\$1,225,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

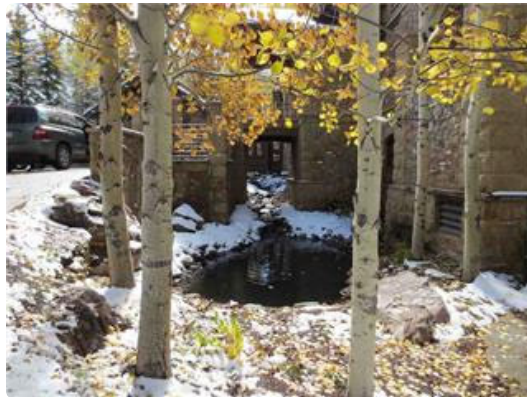
1500

Feet



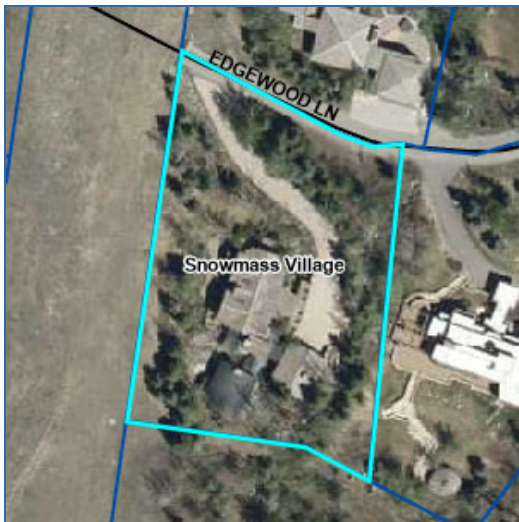
Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002150
Parcel 264536104006
Property Address 516 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 13
Property Type RESIDENTIAL
Acres 0
Land SqFt 33,141
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT THREE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

KLAUSMANN YVONNE LIV TRUST
PO BOX 6794
SNOWMASS VILLAGE CO 81615

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 33,141

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1974
Effective Year Built 1995
Last Remodel 2001
Finished Garage 606
Open Porch 85
Wood Balcony 324
Stone Patio 582
First Floor 2,608
Second Floor 1,399
Total Heated SqFt 4,007
Bedrooms 4
Baths 4.5
Heating Fuel ELECTRIC
Heating Type ELE.B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover WD SHINGLE
Construction Quality GOOD
Exterior Wall WOOD SD GO
STONE VEN
Interior Wall DRYWALL
Floor CARPET
WOOD
Floor CERAMIC TL
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 1321
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
1400	FIREPL - AVERAGE	1983	2
105	KITCHEN - VERY GOOD	1997	1
1516	CUSTOM TUB - AVERAGE	1993	1
1517	STM SHWR - VERY GOOD	1993	1
1401	HOTTUB - VERY GOOD	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,193,600.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$2,935,900.00	\$1,441,800.00	\$1,441,800.00	\$1,315,100.00
Total Actual	\$5,129,500.00	\$2,481,800.00	\$2,481,800.00	\$2,355,100.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,400.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$198,610.00	\$100,210.00	\$103,090.00	\$94,030.00
Total Assessed	\$347,010.00	\$172,490.00	\$177,450.00	\$168,390.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/18/2017	SPECIAL WARRANTY DEED	640770		\$2,165,000
7/22/1997	SPECIAL WARRANTY DEED	406541		\$857,000
4/27/1992	SPECIAL WARRANTY DEED	344046	675-842	\$457,500
2/27/1987	WARRANTY DEED	286482	530-479	\$280,000
2/7/1986	WARRANTY DEED	275563	505-223	\$310,000
1/25/1985	WARRANTY DEED	265675	480-527	\$310,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account	R002661
Parcel	273301307017
Property Address	463 EDGEWOOD LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: WOODRUN UNIT ONE Lot: 63
Property Type	RESIDENTIAL
Acres	0
Land SqFt	41,364
Tax Area	004
Mill Levy	50.912
Subdivision	WOODRUN UNIT ONE
Neighborhood	SMV-WOOD RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

MILLER JOANNA SHARON REV TRUST
450 THAYER RD
SANTA CRUZ CA 95060

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	41,364

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	3 STORY
Stories	3
Frame	WOOD FRAME
Actual Year Built	1977
Effective Year Built	1988
Last Remodel	2001
Basement Area	138
Unfinished Basement Area	138
Caretaker Apartment	380
Open Porch	408
Wood Balcony	474
Wood Deck	168
Heated Stone Patio	347
First Floor	1,876
Second Floor	2,084
Third Floor	748
Total Heated SqFt	5,088
Garage Detached Finished	380
Storage Area	29
Bedrooms	5
Baths	5
Heating Fuel	GAS
Heating Type	HT WTR B/B
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	CEDAR SHAKE
Construction Quality	V GOOD
Exterior Wall	WOOD SD GO
Interior Wall	DRYWALL
Floor	WOOD CARPET
Floor	CERAMIC TL
Neighborhood	SMV-WOOD RUN
Super Neighborhood	SMASS VILL SUBS

Customer No. 2469

2023 Balance \$612.00

10% Admin Fee \$61.20

Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	1980	1
1501	FIREPL - EXCELLENT	1980	3
1616	CUSTOM TUB - VERY GOOD	1980	1
1628	SAUNADRY - VERY GOOD	1980	1
1440	SKYLIGHT13	2001	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$4,892,600.00	\$4,000,000.00	\$4,000,000.00	\$4,000,000.00
Improvement Actual	\$5,051,100.00	\$2,352,300.00	\$2,352,300.00	\$2,749,800.00
Total Actual	\$9,943,700.00	\$6,352,300.00	\$6,352,300.00	\$6,749,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$330,980.00	\$278,000.00	\$286,000.00	\$286,000.00
Improvement Assessed	\$341,710.00	\$163,480.00	\$168,190.00	\$196,610.00
Total Assessed	\$672,690.00	\$441,480.00	\$454,190.00	\$482,610.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
10/14/2019	SPECIAL WARRANTY DEED	659611		\$4,800,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account	R002702
Parcel	264536102006
Property Address	896 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: WILDRIDGE UNIT TWO Lot: 7
Property Type	RESIDENTIAL
Acres	0
Land SqFt	19,417
Tax Area	004
Mill Levy	50.912
Subdivision	WILDRIDGE UNIT TWO
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

RAARUP TODD D & MEREDITH A
PO BOX 5534
SNOWMASS VILLAGE CO 81615

Customer No. 1402
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	19,417

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 1/2 STY
Stories	3
Frame	WOOD FRAME
Actual Year Built	1987
Effective Year Built	1998
Last Remodel	2003
Finish Basement Area	120
Garden Level Basement	544
Finished Garage Heated	528
Open Porch	30
Wood Balcony	278
Concrete Patio	105
First Floor	1,031
Second Floor	664
Total Heated SqFt	2,359
Roof Deck	336
Bedrooms	4
Baths	4
Heating Fuel	GAS
Heating Type	RADIANT FLOOR HEAT
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	WD SHINGLE
Construction Quality	GOOD
Exterior Wall	FRM STUCCO
Interior Wall	DRYWALL
Floor	WOOD
	CARPET
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	1998	1
1516	CUSTOM TUB - AVERAGE	1998	1
1340	SKYLIGHT12	1998	1
1400	FIREPL - AVERAGE	1998	2

Code	Description	Year Built	Area
1301	HOTTUB - AVERAGE	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,491,500.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Improvement Actual	\$1,929,300.00	\$967,500.00	\$967,500.00	\$880,900.00
Total Actual	\$4,420,800.00	\$1,967,500.00	\$1,967,500.00	\$1,880,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,550.00	\$69,500.00	\$71,500.00	\$71,500.00
Improvement Assessed	\$130,520.00	\$67,240.00	\$69,180.00	\$62,980.00
Total Assessed	\$299,070.00	\$136,740.00	\$140,680.00	\$134,480.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
4/25/2014	SPECIAL WARRANTY DEED	609798		\$1,675,000
11/15/2007	SPECIAL WARRANTY DEED	544105		\$2,450,000
5/16/2003	SPECIAL WARRANTY DEED	482871		\$925,000
4/7/1994	SPECIAL WARRANTY DEED	368727	746-902	\$655,000
2/12/1986	WARRANTY DEED	275576	505-294	\$55,000

Recent Sales In Area

Sale date range:

From: 12/14/2018 To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R002683
Parcel 273301403024
Property Address 2118 FARAWAY RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: RIDGE RUN UNIT 3 Lot: 29
Property Type RESIDENTIAL
Acres 0.69
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision RIDGE RUN UNIT 3
Neighborhood SMV-RIDGE RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

RIVKIN STEVEN G TRUST
36 COLDSTREAM CIR
LINCOLNSHIRE IL 60069

RIVKIN THOMAS S TRUST
36 COLDSTREAM CIR
LINCOLNSHIRE IL 60069

RIVKIN LARRY R TRUST
36 COLDSTREAM CIR
LINCOLNSHIRE IL 60069

Customer No. 916
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0.69
Land Size SqFt 0

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 1 STORY
Stories 1
Frame WOOD FRAME
Actual Year Built 1988
Effective Year Built 1995
Last Remodel 2003
Garden Level Basement 2,145
Finished Garage 553
Open Porch 42
Concrete Patio 520
First Floor 1,715
Half Story 27
Total Heated SqFt 3,887
Bedrooms 5
Baths 6
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality V GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor BASE
Neighborhood SMV-RIDGE RUN
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1988	1
1400	FIREPL - AVERAGE	1988	1
1516	CUSTOM TUB - AVERAGE	1988	1
1533	HOME THEATER AVG	2003	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$3,691,300.00	\$1,900,000.00	\$1,900,000.00	\$1,700,000.00
Improvement Actual	\$2,677,900.00	\$1,357,300.00	\$1,357,300.00	\$1,162,800.00
Total Actual	\$6,369,200.00	\$3,257,300.00	\$3,257,300.00	\$2,862,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$249,720.00	\$132,050.00	\$135,850.00	\$121,550.00
Improvement Assessed	\$181,160.00	\$94,330.00	\$97,050.00	\$83,140.00
Total Assessed	\$430,880.00	\$226,380.00	\$232,900.00	\$204,690.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
6/14/1991	SPECIAL WARRANTY DEED	333640	648-737	\$650,000
5/16/1987	SPECIAL WARRANTY DEED	289153	537-18	\$100,000
12/1/1986	SPECIAL WARRANTY DEED	284501	526-176	\$75,000
2/1/1985	WARRANTY DEED	266057	481-450	\$123,800

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002610
Parcel 264536102031
Property Address 642 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 15
Property Type RESIDENTIAL
Acres 0
Land SqFt 20,670
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

ROMERO FAMILY INTEREST LLC
1340 MOUNTAIN VIEW DR
ASPEN CO 81611

Customer No. 2730

2023 Balance \$612.00

10% Admin Fee \$61.20

Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 20,670

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1978
Effective Year Built 2010
Last Remodel 2006
Basement Area 40
Unfinished Basement Area 40
Finish Basement Area 511
Garden Level Basement 516
Finished Garage 506
Enclosed Porch 205
Open Porch 258
Wood Balcony 46
Wood Deck 246
First Floor 1,145
Second Floor 1,151
Total Heated SqFt 3,323
Bedrooms 4
Baths 3.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality GOOD
Exterior Wall FRM STUCCO
STONE VEN
Interior Wall DRYWALL
Floor WOOD
CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	2010	1
1400	FIREPL - AVERAGE	2010	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,593,200.00	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Improvement Actual	\$3,141,400.00	\$1,017,100.00	\$1,017,100.00	\$932,000.00
Total Actual	\$5,734,600.00	\$2,067,100.00	\$2,067,100.00	\$1,982,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,430.00	\$72,980.00	\$75,080.00	\$75,080.00
Improvement Assessed	\$212,520.00	\$70,690.00	\$72,720.00	\$66,640.00
Total Assessed	\$387,950.00	\$143,670.00	\$147,800.00	\$141,720.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/20/2021	SPECIAL WARRANTY DEED	680690		\$3,825,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R002709
Parcel 264536405013
Property Address 15 TERRACE DR, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT ONE Lot: 44
Property Type RESIDENTIAL
Acres 0
Land SqFt 35,644
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT ONE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[ROUPP DAVID K & HEIDI S](#)
17576 N AMBERWOOD DR
SURPRISE AZ 85374

Customer No. 1364
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 35,644

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1969
Effective Year Built 1992
Garden Level Basement 768
Finished Garage 578
Open Porch 24
Wood Balcony 454
Wood Deck 168
First Floor 1,689
Total Heated SqFt 2,457
Bedrooms 3
Baths 2
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover BUILT-UP
Construction Quality AVERAGE
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1979	1
1302	WDSTOVE - AVERAGE	1978	1
1400	FIREPL - AVERAGE	1978	1
1301	HOTTUB - AVERAGE	1999	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,487,300.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Improvement Actual	\$440,600.00	\$262,600.00	\$262,600.00	\$270,900.00
Total Actual	\$2,927,900.00	\$1,262,600.00	\$1,262,600.00	\$1,270,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,270.00	\$69,500.00	\$71,500.00	\$71,500.00
Improvement Assessed	\$29,810.00	\$18,250.00	\$18,780.00	\$19,370.00
Total Assessed	\$198,080.00	\$87,750.00	\$90,280.00	\$90,870.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

▼

Sales by Distance

Photos





Map View



No data available for the following modules: Sales.

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Pitkin County Assessor

Summary

Account R002500
Parcel 264536102003
Property Address 824 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 10
Property Type RESIDENTIAL
Acres 0
Land SqFt 18,376
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

GOERES NANCY
PO BOX 6771
SNOWMASS VILLAGE CO 816156771

RUSINEK MICHAEL L
PO BOX 6771
SNOWMASS VILLAGE CO 816156771

Customer No. 905
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 18,376

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1982
Effective Year Built 2000
Last Remodel 2018
Basement Area 312
Unfinished Basement Area 312
Finish Basement Area 132
Garden Level Basement 555
Finished Garage 504
Wood Balcony 339
Wood Deck 343
First Floor 1,898
Second Floor 749
Total Heated SqFt 3,334
Bedrooms 5
Baths 3.5
Heating Fuel GAS
Heating Type FORCED AIR
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality GOOD
Exterior Wall FRM STUCCO
Interior Wall DRYWALL
Floor WOOD
CARPET
Floor HARD TILE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2015	1
1400	FIREPL - AVERAGE	1984	1
1113	WFOUND OUT	2015	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,492,900.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
Improvement Actual	\$2,788,000.00	\$1,385,400.00	\$1,385,400.00	\$1,257,800.00
Total Actual	\$5,280,900.00	\$2,385,400.00	\$2,385,400.00	\$2,257,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,640.00	\$69,500.00	\$71,500.00	\$71,500.00
Improvement Assessed	\$188,610.00	\$96,290.00	\$99,060.00	\$89,930.00
Total Assessed	\$357,250.00	\$165,790.00	\$170,560.00	\$161,430.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/4/2016	SPECIAL WARRANTY DEED	627130		\$2,240,000
5/1/1982	WARRANTY DEED	241489	426-930	\$45,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



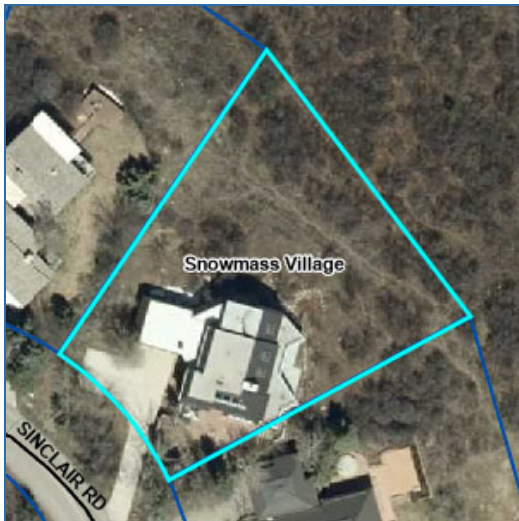
Sales by Distance

Photos





Map View



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GEOSPATIAL

Pitkin County Assessor

Summary

Account	R001645
Parcel	264536104004
Property Address	554 SINCLAIR LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 14
Property Type	RESIDENTIAL
Acres	0
Land SqFt	24,030
Tax Area	004
Mill Levy	50.912
Subdivision	MELTON RANCH UNIT THREE
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

SIEGEL LORRAINE & JEFFREY P
PO BOX 6149
SNOWMASS VILLAGE CO 816156149

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	24,030

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1988
Effective Year Built	2000
Last Remodel	2008
Basement Area	120
Unfinished Basement Area	120
Garden Level Basement	1,113
Finished Garage	650
Open Porch	250
Wood Balcony	793
Stone Patio	400
First Floor	1,233
Second Floor	1,063
Total Heated SqFt	3,409
Bedrooms	3
Baths	2.5
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	WD SHINGLE
Construction Quality	GOOD
Exterior Wall	WOOD SD GO
Interior Wall	DRYWALL
Floor	CERAMIC TL
	CARPET
Floor	WOOD
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS

Customer No. 387

2023 Balance \$612.00

10% Admin Fee \$61.20

Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2008	1
1300	FIREPL FAIR	1988	2
1517	STM SHWR - VERY GOOD	1988	1
1516	CUSTOM TUB - AVERAGE	1988	1
1400	FIREPL - AVERAGE	1988	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,193,500.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$2,898,900.00	\$1,442,600.00	\$1,442,600.00	\$1,310,100.00
Total Actual	\$5,092,400.00	\$2,482,600.00	\$2,482,600.00	\$2,350,100.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,390.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$196,110.00	\$100,260.00	\$103,150.00	\$93,670.00
Total Assessed	\$344,500.00	\$172,540.00	\$177,510.00	\$168,030.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/17/2014	SPECIAL WARRANTY DEED	613687		\$2,400,000
9/6/2007	SPECIAL WARRANTY DEED	541805		\$2,600,000
4/30/1992	SPECIAL WARRANTY DEED	344205	676-348	\$701,000
8/22/1990	WARRANTY DEED	325625	628-166	\$610,000
9/14/1987	WARRANTY DEED	292915	546-118	\$115,000

Recent Sales In Area

Sale date range:

From: 12/14/2018 To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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GEOSPATIAL

Pitkin County Assessor

Summary

Account R008973
Parcel 273311104003
Property Address 85 PINE LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WOODRUN UNIT FOUR Lot: 3
Property Type RESIDENTIAL
Acres 0
Land SqFt 50,248
Tax Area 004
Mill Levy 50.912
Subdivision WOODRUN UNIT FOUR
Neighborhood
Super Neighborhood



[View Map](#)

Owners

[SOR REAL ESTATE LLC](#)
11626 GALLANT RIDGE LN
HOUSTON TX 77082

Customer No. 2657
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 50,248

Extra Features

Code	Description	Year Built	Area
98	% BLDG PRMT	2022	113.67

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$5,187,700.00	\$4,300,000.00	\$4,300,000.00	\$4,300,000.00
Improvement Actual	\$1,128,300.00	\$2,038,700.00	\$2,038,700.00	\$2,426,500.00
Total Actual	\$6,316,000.00	\$6,338,700.00	\$6,338,700.00	\$6,726,500.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$350,950.00	\$298,850.00	\$307,450.00	\$307,450.00
Improvement Assessed	\$76,330.00	\$141,690.00	\$145,770.00	\$173,490.00
Total Assessed	\$427,280.00	\$440,540.00	\$453,220.00	\$480,940.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
4/14/2021	SPECIAL WARRANTY DEED	675480		\$5,250,000
4/9/1979	SPECIAL WARRANTY DEED	213335	366-221	\$260,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Subdivision

1500

Feet

▼

Sales by Distance

Photos



Map View



No data available for the following modules: Buildings.

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Pitkin County Assessor

Summary

Account	R002404
Parcel	273506303027
Property Address	71 VIEW RIDGE LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: RIDGE RUN UNIT 1 Lot: 67
Property Type	RESIDENTIAL
Acres	0.69
Land SqFt	0
Tax Area	004
Mill Levy	50.912
Subdivision	RIDGE RUN UNIT 1
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

SWEENEY PROPERTIES LLC
PO BOX 5797
SNOWMASS VILLAGE CO 81615

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0.69
Land Size SqFt	0

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1989
Effective Year Built	1996
Last Remodel	2002
Basement Area	32
Unfinished Basement Area	32
Garden Level Basement	1,806
Open Porch	11
Wood Balcony	323
Concrete Patio	101
First Floor	1,911
Total Heated SqFt	3,717
Unfinished Garage	404
Bedrooms	4
Baths	4.5
Heating Fuel	GAS
Heating Type	RADIANT FLOOR HEAT
Air Conditioning	NONE
Roof Type	FLAT
Roof Cover	BUILT-UP
Construction Quality	V GOOD
Exterior Wall	WOOD SD GO
Interior Wall	DRYWALL
Floor	BASE
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS

Customer No. 1418
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	1996	1
1400	FIREPL - AVERAGE	1996	3
1301	HOTTUB - AVERAGE	1995	1
1614	WETBAR - EXCELLENT	1996	1
1517	STM SHWR - VERY GOOD	1996	1
1616	CUSTOM TUB - VERY GOOD	1996	1
1509	BIDET - VERY GOOD	1996	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,991,900.00	\$1,450,000.00	\$1,450,000.00	\$1,300,000.00
Improvement Actual	\$2,525,900.00	\$1,311,800.00	\$1,311,800.00	\$1,126,600.00
Total Actual	\$5,517,800.00	\$2,761,800.00	\$2,761,800.00	\$2,426,600.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$202,400.00	\$100,780.00	\$103,680.00	\$92,950.00
Improvement Assessed	\$170,880.00	\$91,170.00	\$93,790.00	\$80,550.00
Total Assessed	\$373,280.00	\$191,950.00	\$197,470.00	\$173,500.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
7/1/2004	SPECIAL WARRANTY DEED	499315		\$1,893,500
6/22/1998	SPECIAL WARRANTY DEED	418409		\$1,801,000
6/28/1989	SPECIAL WARRANTY DEED	312930	596-382	\$195,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R002644
Parcel	264536102012
Property Address	1064 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: WILDRIDGE UNIT TWO Lot: 1
Property Type	RESIDENTIAL
Acres	0
Land SqFt	17,521
Tax Area	004
Mill Levy	50.912
Subdivision	WILDRIDGE UNIT TWO
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

TADDUNE PAUL J & CONSTANCE E
PO BOX 9978
ASPEN CO 81612

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	17,521

Buildings

Building #	1
Building Type	SMASS VILL AVERAGE (DEP 06)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1979
Effective Year Built	1998
Last Remodel	2019
Finished Garage	582
Open Porch	8
Wood Balcony	779
First Floor	1,396
Second Floor	1,310
Total Heated SqFt	2,706
Bedrooms	4
Baths	3
Heating Fuel	GAS
Heating Type	HT WTR B/B
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	SYNTHETIC
Construction Quality	AVERAGE
Exterior Wall	STONE VEN
Interior Wall	WD SID AVE
Floor	DRYWALL
Floor	CARPET
Floor	WOOD
Floor	HARD TILE
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1983	1
1400	FIREPL - AVERAGE	1983	1

Customer No. 933
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,790,200.00	\$810,000.00	\$810,000.00	\$810,000.00
Improvement Actual	\$956,700.00	\$519,800.00	\$519,800.00	\$508,000.00
Total Actual	\$2,746,900.00	\$1,329,800.00	\$1,329,800.00	\$1,318,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$121,110.00	\$56,300.00	\$57,920.00	\$57,920.00
Improvement Assessed	\$64,720.00	\$36,130.00	\$37,170.00	\$36,320.00
Total Assessed	\$185,830.00	\$92,430.00	\$95,090.00	\$94,240.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/29/1989	SPECIAL WARRANTY DEED	314754	601-49	\$398,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account R002300
Parcel 264536405021
Property Address 365 TERRACE DR, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT ONE Lot: 32
Property Type RESIDENTIAL
Acres 0
Land SqFt 40,248
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT ONE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

CLMS HOLDINGS LLC
1967 PINNACLE CIR
SAINT GEORGE UT 84790

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 40,248

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1969
Effective Year Built 2015
Last Remodel 2017
Basement Area 64
Unfinished Basement Area 64
Finished Garage 700
Wood Balcony 196
First Floor 1,156
Second Floor 1,676
Total Heated SqFt 2,832
Bedrooms 5
Baths 5
Heating Fuel GAS
Heating Type FORCED AIR
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality V GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor CARPET
Floor HARD TILE
Floor WOOD
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 2640
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2017	1
1500	FIREPL - VERY GOOD	2017	1
1608	HTDDRIVESF	2017	3195
1400	FIREPL - AVERAGE	2018	2

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,194,600.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$3,884,400.00	\$1,918,700.00	\$1,918,700.00	\$1,729,800.00
Total Actual	\$6,079,000.00	\$2,958,700.00	\$2,958,700.00	\$2,769,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,460.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$262,780.00	\$133,350.00	\$137,190.00	\$123,680.00
Total Assessed	\$411,240.00	\$205,630.00	\$211,550.00	\$198,040.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/21/2020	SPECIAL WARRANTY DEED	667367		\$3,500,000
8/8/2012	SPECIAL WARRANTY DEED	591264		\$1,170,000
4/28/2005	SPECIAL WARRANTY DEED	509603		\$1,200,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Developed by



Pitkin County Assessor

Summary

Account R001816
Parcel 264536404002
Property Address 191 MEADOW RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT TWO Lot: 14
Property Type RESIDENTIAL
Acres 0
Land SqFt 17,790
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

TULLAR CHRISTOPHER J & KRISTEN R
PO BOX 6418
SNOWMASS VILLAGE CO 81615-6418

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 17,790

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1972
Effective Year Built 1990
Last Remodel 2006
Finished Garage 427
Open Porch 240
Wood Balcony 244
First Floor 977
Second Floor 977
Total Heated SqFt 1,954
Bedrooms 5
Baths 3
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover METAL
Construction Quality GOOD
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
HARD TILE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1979	1
1300	FIREPL FAIR	1979	1
1101	HOTTUB - FAIR	1978	1

Customer No. 1425
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,890,500.00	\$925,000.00	\$925,000.00	\$925,000.00
Improvement Actual	\$1,094,500.00	\$659,000.00	\$659,000.00	\$615,600.00
Total Actual	\$2,985,000.00	\$1,584,000.00	\$1,584,000.00	\$1,540,600.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$127,890.00	\$64,290.00	\$66,140.00	\$66,140.00
Improvement Assessed	\$74,040.00	\$45,800.00	\$47,120.00	\$44,020.00
Total Assessed	\$201,930.00	\$110,090.00	\$113,260.00	\$110,160.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/15/2006	SPECIAL WARRANTY DEED	527506		\$1,650,000
6/20/2003	SPECIAL WARRANTY DEED	484561		\$823,333
11/21/1994	SPECIAL WARRANTY DEED	376566	767-619	\$510,000
10/9/1981	WARRANTY DEED	236314	415-681	\$280,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account	R001595
Parcel	264536402016
Property Address	383 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 21
Property Type	RESIDENTIAL
Acres	0
Land SqFt	28,686
Tax Area	004
Mill Levy	50.912
Subdivision	MELTON RANCH UNIT THREE
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

TWELVE BRIDGES LLC
9 W 57TH ST #4500
NEW YORK NY 10019

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	28,686

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 1/2 STY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1983
Effective Year Built	2005
Last Remodel	2010
Finished Garage Heated	520
Open Porch	36
Wood Balcony	536
First Floor	1,764
Second Floor	2,048
Total Heated SqFt	3,812
Bedrooms	4
Baths	4.5
Heating Fuel	GAS
Heating Type	HT WTR B/B
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	CEDAR SHAKE
Construction Quality	V GOOD
Exterior Wall	WD SID AVE STONE VEN
Exterior Wall	FRM STUCCO
Interior Wall	DRYWALL
Floor	WOOD CARPET
Floor	HARD TILE
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS

Customer No. 2865
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2011	1
1500	FIREPL - VERY GOOD	2011	3
1517	STM SHWR - VERY GOOD	2011	1
1616	CUSTOM TUB - VERY GOOD	2011	1
109	BBQ MASON	2011	1
1301	HOTTUB - AVERAGE	2011	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,195,000.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$4,390,100.00	\$2,184,500.00	\$2,184,500.00	\$1,979,400.00
Total Actual	\$6,585,100.00	\$3,224,500.00	\$3,224,500.00	\$3,019,400.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,490.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$296,990.00	\$151,820.00	\$156,190.00	\$141,530.00
Total Assessed	\$445,480.00	\$224,100.00	\$230,550.00	\$215,890.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/29/2022	SPECIAL WARRANTY DEED	691752		\$6,592,370
6/2/2012	SPECIAL WARRANTY DEED	589552		\$2,800,000
10/10/2006	SPECIAL WARRANTY DEED	529658		\$2,110,000
10/7/2005	SPECIAL WARRANTY DEED	516195		\$1,500,000
9/28/1984	WARRANTY DEED	263041	474-694	\$340,000

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

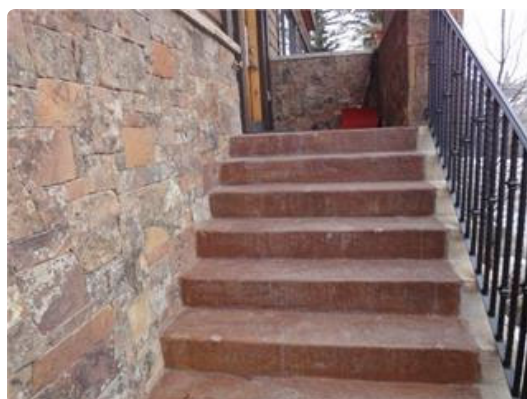
[Sales by Subdivision](#)

Feet



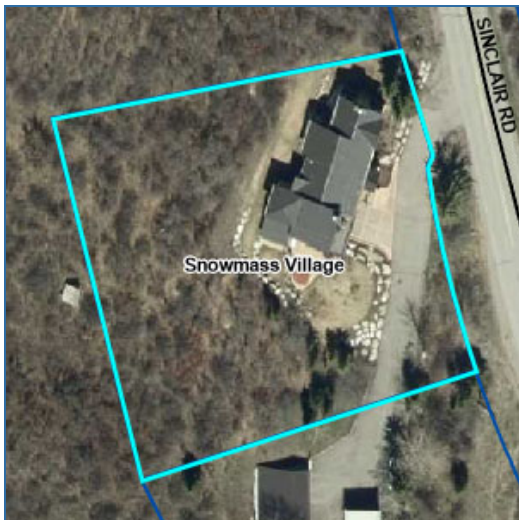
[Sales by Distance](#)

Photos





Map View



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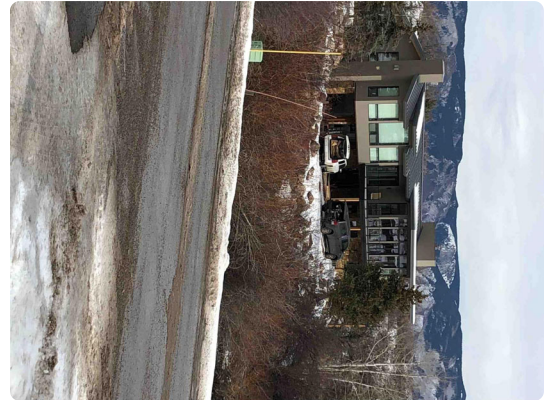
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Developed by
 **Schneider**
GEOSPATIAL

Pitkin County Assessor

Summary

Account	R001727
Parcel	264536405008
Property Address	156 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: MELTON RANCH UNIT ONE Lot: 48
Property Type	RESIDENTIAL
Acres	0
Land SqFt	28,445
Tax Area	004
Mill Levy	50.912
Subdivision	MELTON RANCH UNIT ONE
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

VAYRI MOUNTAIN PROPERTIES LLC
101 WESTCOTT ST #901
HOUSTON TX 77007

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	28,445

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1968
Effective Year Built	2010
Last Remodel	2020
Finished Garage	576
Open Porch	64
Wood Balcony	851
First Floor	1,403
Second Floor	1,981
Total Heated SqFt	3,384
Bedrooms	4
Baths	4
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	METAL
Construction Quality	GOOD
Exterior Wall	FRM STUCCO
	STONE VEN
Interior Wall	DRYWALL
Floor	CARPET
	WOOD
Floor	CERAMIC TL
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS

Customer No. 2316
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
1500	FIREPL - VERY GOOD	2020 0	1
1528	SAUNADRY- AVERAGE	1977	1
1400	FIREPL - AVERAGE	2001	1
1409	BIDET - GOOD	2001	1
1616	CUSTOM TUB - VERY GOOD	2001	1
1517	STM SHWR - VERY GOOD	2001	1
105	KITCHEN - VERY GOOD	2001	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,193,900.00	\$1,040,000.00	\$1,040,000.00	\$1,040,000.00
Improvement Actual	\$3,191,100.00	\$1,713,300.00	\$1,713,300.00	\$975,900.00
Total Actual	\$5,385,000.00	\$2,753,300.00	\$2,753,300.00	\$2,015,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$148,420.00	\$72,280.00	\$74,360.00	\$74,360.00
Improvement Assessed	\$215,880.00	\$119,070.00	\$122,500.00	\$69,780.00
Total Assessed	\$364,300.00	\$191,350.00	\$196,860.00	\$144,140.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/8/2018	SPECIAL WARRANTY DEED	651843		\$2,015,871
7/15/1996	SPECIAL WARRANTY DEED	394701		\$639,000
10/1/1981	SPECIAL WARRANTY DEED	236093	415-251	\$60,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

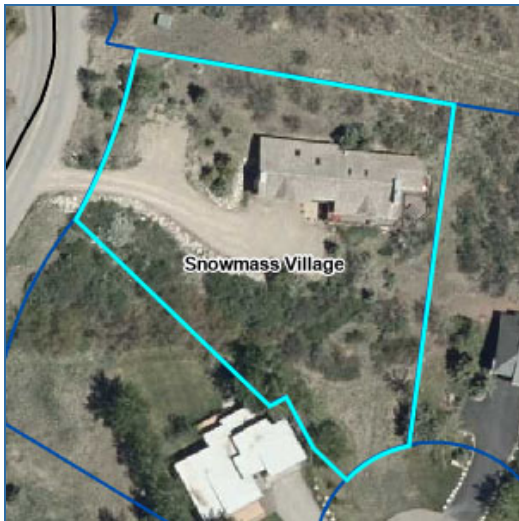


Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R001823
Parcel 273311103001
Property Address 401 CREEK LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WOODRUN UNIT THREE (REVISED) Lot: 1
Property Type RESIDENTIAL
Acres 0
Land SqFt 21,426
Tax Area 004
Mill Levy 50.912
Subdivision WOODRUN UNIT THREE (REVISED)
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

VILDOSOLA FERNANDA A & GUSTAVO
7505 TRADE ST
SAN DIEGO CA 92121-2411

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 21,426

Buildings

Building # 1
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Actual Year Built 2018
Effective Year Built 2019
Last Remodel 2019
Basement Area 773
Unfinished Basement Area 773
Garden Level Basement 1,559
Finished Garage Heated 695
First Floor 2,229
Total Heated SqFt 3,788
Bedrooms 4
Baths 6
Heating Fuel GAS
Heating Type RADIANT FLOOR HEAT
Roof Type CUSTOM ARCHED
Roof Cover METAL
Construction Quality V GOOD
Exterior Wall WOOD SD GO
STONE VEN
Interior Wall DRYWALL
Floor WOOD
HARD TILE
Floor CARPET
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS

Customer No. 2185
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
107	KITCHEN - SUPERIOR	2020	1
1501	FIREPL - EXCELLENT	2020	1
1517	STM SHWR - VERY GOOD	2020	1
1515	WINE RM - VERY GOOD	2020	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$3,495,100.00	\$2,400,000.00	\$2,400,000.00	\$2,400,000.00
Improvement Actual	\$7,140,400.00	\$3,149,400.00	\$3,149,400.00	\$2,316,300.00
Total Actual	\$10,635,500.00	\$5,549,400.00	\$5,549,400.00	\$4,716,300.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$236,440.00	\$166,800.00	\$171,600.00	\$171,600.00
Improvement Assessed	\$483,050.00	\$218,880.00	\$225,180.00	\$165,620.00
Total Assessed	\$719,490.00	\$385,680.00	\$396,780.00	\$337,220.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
4/30/2013	SPECIAL WARRANTY DEED	599151		\$2,975,000
9/8/1988	SPECIAL WARRANTY DEED	303810	573-114	\$700,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet

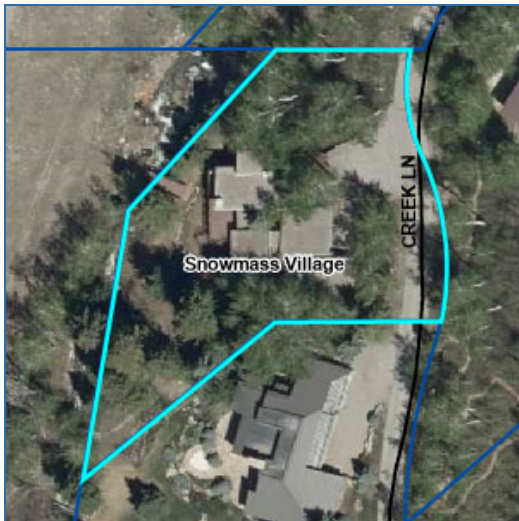


Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R002127
Parcel 273506203005
Property Address 71 NORTH RIDGE LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: RIDGE RUN UNIT 1 Lot: 5
Property Type RESIDENTIAL
Acres 0.73
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision RIDGE RUN UNIT 1
Neighborhood SMV-RIDGE RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

GILBERT DEBBIE
3550 WILSHIRE BLVD #840
LOS ANGELES CA 90010

[WEBB ELLIOT D FAMILY TRUST](#)
PO BOX 6125
SNOWMASS VILLAGE CO 81615

Customer No. 1438
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0.73
Land Size SqFt 0

Buildings

Building # 1
Units 2
Building Type SMASS VILL GOOD/V GOOD (DEP 03)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1969
Effective Year Built 2005
Last Remodel 2008
Finish Basement Area 990
Garage Detached Heated 648
Wood Balcony 1,500
Wood Deck 176
First Floor 990
Second Floor 870
Total Heated SqFt 2,850
Bedrooms 4
Baths 3
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type SHED
Roof Cover METAL
Construction Quality GOOD
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor WOOD
HARD TILE
Floor CARPET
Neighborhood SMV-RIDGE RUN
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1978	1
1400	FIREPL - AVERAGE	1978	2
103	KITCHEN - AVERAGE	1978	1
1517	STM SHWR - VERY GOOD	2010	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,741,800.00	\$1,350,000.00	\$1,350,000.00	\$1,200,000.00
Improvement Actual	\$2,303,200.00	\$1,183,800.00	\$1,183,800.00	\$1,007,800.00
Total Actual	\$5,045,000.00	\$2,533,800.00	\$2,533,800.00	\$2,207,800.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$185,480.00	\$93,830.00	\$96,530.00	\$85,800.00
Improvement Assessed	\$155,810.00	\$82,270.00	\$84,640.00	\$72,060.00
Total Assessed	\$341,290.00	\$176,100.00	\$181,170.00	\$157,860.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
3/4/2011	SPECIAL WARRANTY DEED	578189		\$2,500,000
6/2/1999	SPECIAL WARRANTY DEED	431733		\$750,000

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

Feet



[Sales by Distance](#)

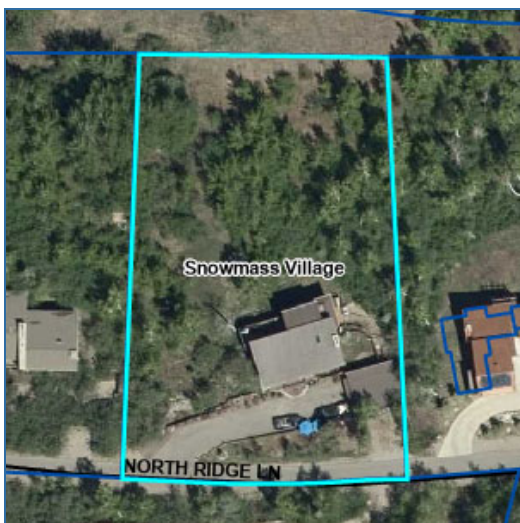
Photos







Map View



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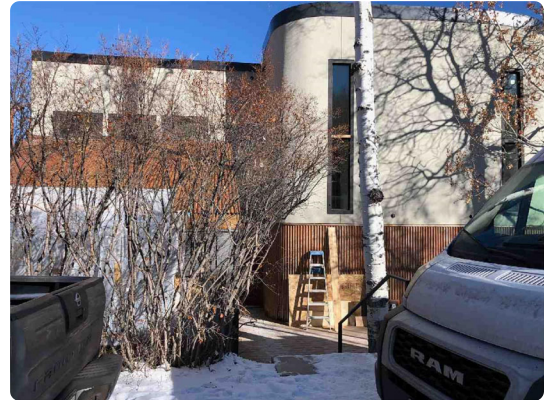
Developed by



Pitkin County Assessor

Summary

Account R009280
Parcel 273301109002
Property Address 145 NORTH RIDGE LN UNIT 2, SNOWMASS VILLAGE,
CO 81615
Legal Description Subdivision: NORTH RIDGE DUPLEX CONDO Unit: 2
Property Type DUPLEX CONDO
Acres 0
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision NORTH RIDGE DUPLEX CONDO
Neighborhood RIDGE RUN DUPLEX CONDOS
Super SMASS VILL SUBS
Neighborhood



[View Map](#)

Owners

[WHEEL OF CHEESE LLC](#)
PO BOX 5661
SNOWMASS VILLAGE CO 81615

Customer No. 2635
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Buildings

Building # 1
Building Type SMASS DPLX CONDO AVERAGE (DEP 03)
Property Class DUPLEX CONDO IMPS
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1975
Effective Year Built 2010
Garden Level Basement 525
Wood Balcony 522
Wood Deck 73
First Floor 850
Second Floor 525
Total Heated SqFt 1,900
Bedrooms 3
Baths 2
Heating Fuel ELECTRIC
Heating Type ELE.B/B
Air Conditioning NONE
Roof Type SHED
Roof Cover METAL
Construction Quality DUP CONDO - GOOD
Exterior Wall WD SHINGLE
Interior Wall DRYWALL
Floor CARPET
SHT VINYL
Neighborhood RIDGE RUN DUPLEX CONDOS
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	2015	1
1400	FIREPL - AVERAGE	1982	1
1528	SAUNADRY- AVERAGE	1982	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$0.00	\$0.00	\$0.00	\$0.00
Improvement Actual	\$2,726,200.00	\$1,430,500.00	\$466,200.00	\$550,400.00
Total Actual	\$2,726,200.00	\$1,430,500.00	\$466,200.00	\$550,400.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$0.00	\$0.00	\$0.00	\$0.00
Improvement Assessed	\$184,430.00	\$99,420.00	\$33,330.00	\$39,350.00
Total Assessed	\$184,430.00	\$99,420.00	\$33,330.00	\$39,350.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
1/21/2021	SPECIAL WARRANTY DEED	673553		\$1,650,000
1/6/2020	SPECIAL WARRANTY DEED	661780		\$1,050,000
9/23/1998	SPECIAL WARRANTY DEED	422309		\$536,300
5/22/1995	SPECIAL WARRANTY DEED	381549	781-608	\$396,700
4/11/1988	SPECIAL WARRANTY DEED	299051	560-926	\$195,500
3/23/1988	WARRANTY DEED	299050	560-925	\$215,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

▼

Sales by Distance

Photos



Map View



No data available for the following modules: Land.

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Pitkin County Assessor

Summary

Account R002734
Parcel 264536102029
Property Address 92 WILD RIDGE LN, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WILDRIDGE UNIT TWO Lot: 18
Property Type RESIDENTIAL
Acres 0
Land SqFt 21,511
Tax Area 004
Mill Levy 50.912
Subdivision WILDRIDGE UNIT TWO
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

WILDRIDGE INTL LTD
PO BOX 6028
SNOWMASS VILLAGE CO 81615

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 21,511

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1975
Effective Year Built 1994
Finished Garage Heated 672
Wood Balcony 611
Wood Deck 168
First Floor 936
Second Floor 1,736
Total Heated SqFt 2,672
Bedrooms 4
Baths 3
Heating Fuel ELECTRIC
Heating Type ELE.B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality AVERAGE
Exterior Wall WOOD SD GO
Interior Wall DRYWALL
Floor CARPET
CERAMIC TL
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Customer No. 1448
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
104	KITCHEN - GOOD	1998	1
1400	FIREPL - AVERAGE	1994	2
1301	HOTTUB - AVERAGE	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,588,200.00	\$1,050,000.00	\$1,050,000.00	\$1,050,000.00
Improvement Actual	\$695,200.00	\$399,700.00	\$399,700.00	\$403,200.00
Total Actual	\$3,283,400.00	\$1,449,700.00	\$1,449,700.00	\$1,453,200.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$175,090.00	\$72,980.00	\$75,080.00	\$75,080.00
Improvement Assessed	\$47,030.00	\$27,780.00	\$28,580.00	\$28,830.00
Total Assessed	\$222,120.00	\$100,760.00	\$103,660.00	\$103,910.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
5/5/1988	WARRANTY DEED	299873	563-316	\$320,000
7/2/1984	WARRANTY DEED	260721	468-992	\$285,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Pitkin County Assessor

Summary

Account R002168
Parcel 264536402003
Property Address 466 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: MELTON RANCH UNIT THREE Block: 3 Lot: 11
Property Type RESIDENTIAL
Acres 0
Land SqFt 28,698
Tax Area 004
Mill Levy 50.912
Subdivision MELTON RANCH UNIT THREE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

WORD UP INVESTMENTS LLC
PO BOX 6075
SNOWMASS VILLAGE CO 81615

Customer No. 2380
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 28,698

Buildings

Building # 1
Building Type SMASS VILL AVERAGE (DEP 06)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1977
Effective Year Built 1982
Wood Balcony 140
First Floor 697
Second Floor 729
Half Story 240
Total Heated SqFt 1,666
Bedrooms 2
Baths 1.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality AVERAGE
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor BASE
Neighborhood SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1982	1
1300	FIREPL FAIR	1988	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,966,700.00	\$936,000.00	\$936,000.00	\$936,000.00
Improvement Actual	\$249,900.00	\$122,000.00	\$122,000.00	\$107,600.00
Total Actual	\$2,216,600.00	\$1,058,000.00	\$1,058,000.00	\$1,043,600.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$133,050.00	\$65,050.00	\$66,920.00	\$66,920.00
Improvement Assessed	\$16,910.00	\$8,480.00	\$8,720.00	\$7,690.00
Total Assessed	\$149,960.00	\$73,530.00	\$75,640.00	\$74,610.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/26/2019	SPECIAL WARRANTY DEED	654409		\$1,350,000
10/3/1991	SPECIAL WARRANTY DEED	337156	658-379	\$397,500
4/19/1985	SPECIAL WARRANTY DEED	267619	484-879	\$195,000

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

Feet



[Sales by Distance](#)

Photos



Map View



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Summary

Account R019231
Parcel 273301118002
Property Address 135 N RIDGE LN UNIT 2, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: LOT 9 RIDGE RUN UNIT 1 CONDO Unit: 2
Property Type DUPLEX CONDO
Acres 0
Land SqFt 0
Tax Area 004
Mill Levy 50.912
Subdivision LOT 9 RIDGE RUN UNIT 1 CONDO
Neighborhood RIDGE RUN DUPLEX CONDOS
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[FLYNN VICTORIA](#)
119 E COOPER ST #4
ASPEN CO 81611

Customer No. 996
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Buildings

Building # 1
Building Type SMASS DPLX CONDO GOOD/V GOOD (DEP 03)
Property Class DUPLEX CONDO IMPS
Architectural Style 2 STORY
Stories 2
Frame WOOD FRAME
Actual Year Built 1981
Effective Year Built 1998
Basement Area 81
Unfinished Basement Area 81
Garden Level Basement 658
Finished Garage 326
Open Porch 30
Wood Balcony 324
First Floor 1,068
Second Floor 587
Total Heated SqFt 2,313
Bedrooms 3
Baths 3.5
Heating Fuel GAS
Heating Type HT WTR B/B
Air Conditioning NONE
Roof Type GABLE/HIP
Roof Cover ASP SHINGL
Construction Quality DUP CONDO - GOOD
Exterior Wall WD SID AVE
Interior Wall DRYWALL
Floor CARPET
WOOD
Neighborhood RIDGE RUN DUPLEX CONDOS
Super Neighborhood SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
1400	FIREPL - AVERAGE	1998	1
104	KITCHEN - GOOD	1998	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$0.00	\$0.00	\$0.00	\$0.00
Improvement Actual	\$2,485,000.00	\$1,596,200.00	\$1,596,200.00	\$1,731,900.00
Total Actual	\$2,485,000.00	\$1,596,200.00	\$1,596,200.00	\$1,731,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$0.00	\$0.00	\$0.00	\$0.00
Improvement Assessed	\$168,110.00	\$110,940.00	\$114,130.00	\$123,830.00
Total Assessed	\$168,110.00	\$110,940.00	\$114,130.00	\$123,830.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
3/30/2004	SPECIAL WARRANTY DEED	496072		\$1,030,000

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

▼

Sales by Distance

Photos



Map View



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Summary

Account	R011787
Parcel	273506217024
Property Address	919 FOX RUN DR, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: FOX RUN Lot: 24
Property Type	RESIDENTIAL
Acres	0
Land SqFt	37,352
Tax Area	004
Mill Levy	50.912
Subdivision	FOX RUN
Neighborhood	SMV-FOX RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

FOX RUN PROPERTY LLC
PO BOX 17120
SNOWMASS VILLAGE CO 81615

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	37,352

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Actual Year Built	2016
Effective Year Built	2016
Garden Level Basement	1,653
Finished Garage Heated	891
First Floor	2,715
Second Floor	807
Total Heated SqFt	5,175
Bedrooms	4
Baths	5
Heating Fuel	GAS
Heating Type	FORCED AIR
Roof Type	SHED
Roof Cover	METAL
Construction Quality	V GOOD
Exterior Wall	WOOD SD GO
	FRM STUCCO
Interior Wall	DRYWALL
Floor	WOOD
	HARD TILE
Floor	CARPET
Neighborhood	SMV-FOX RUN
Super Neighborhood	SMASS VILL SUBS

Customer No. 2348
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	2017	1
1500	FIREPL - VERY GOOD	2017	2
1517	STM SHWR - VERY GOOD	2017	1
1400	FIREPL - AVERAGE	2017	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,496,300.00	\$1,700,000.00	\$1,700,000.00	\$1,700,000.00
Improvement Actual	\$7,694,400.00	\$3,407,500.00	\$3,407,500.00	\$3,393,300.00
Total Actual	\$10,190,700.00	\$5,107,500.00	\$5,107,500.00	\$5,093,300.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,870.00	\$118,150.00	\$121,550.00	\$121,550.00
Improvement Assessed	\$520,530.00	\$236,820.00	\$243,640.00	\$242,620.00
Total Assessed	\$689,400.00	\$354,970.00	\$365,190.00	\$364,170.00

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Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/19/2015	SPECIAL WARRANTY DEED	617610		\$1,450,000
6/20/2014	SPECIAL WARRANTY DEED	612714		\$1,051,000
3/8/2007	SPECIAL WARRANTY DEED	535271		\$2,250,000
10/9/1991	SPECIAL WARRANTY DEED	337315	658-757	\$375,000
3/1/1987	Deeds	286527	530-624	\$161,500

Recent Sales In Area

Sale date range:

From: 12/14/2018

To: 12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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 **Schneider**
GEOSPATIAL

Pitkin County Assessor

Summary

Account R001934
Parcel 273301307007
Property Address 851 WOOD RD, SNOWMASS VILLAGE, CO 81615
Legal Description Subdivision: WOODRUN UNIT ONE Lot: 2
Property Type RESIDENTIAL
Acres 0
Land SqFt 37,609
Tax Area 004
Mill Levy 50.912
Subdivision WOODRUN UNIT ONE
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS



[View Map](#)

Owners

[HULSEY SHARON QPRT](#)

1717 ARTS PLZ #2002
DALLAS TX 752012526

[HULSEY ROBERT A QPRT](#)

1717 ARTS PLZ #2002
DALLAS TX 752012526

[YOWELL CAROL HULSEY QPRT](#)

1717 ARTS PLZ #2002
DALLAS TX 752012526

Land

Unit Type SINGLE FAM. RES. - LAND
Land Size Acres 0
Land Size SqFt 37,609

Buildings

Building # 1
Building Type SMASS VILL EXCEL/SUPER (DEP 02)
Property Class SINGLE FAM RES-IMPROVEMEN
Architectural Style 2 STORY
Actual Year Built 2003
Effective Year Built 2003
Basement Area 190
Unfinished Basement Area 190
Finished Garage Heated 694
Wood Deck 400
First Floor 4,397
Total Heated SqFt 4,397
Bedrooms 5
Baths 5.5
Heating Fuel GAS
Heating Type RADIANT FLOOR HEAT
Air Conditioning CENTRAL
Roof Type GABLE/HIP
Roof Cover CEDAR SHAKE
Construction Quality EXCELLENT
Exterior Wall WOOD SD GO
STONE
Interior Wall PLASTER
DRYWALL
Floor CARPET
WOOD
Neighborhood SMV-WOOD RUN
Super Neighborhood SMASS VILL SUBS

Customer No. 2019
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Extra Features

Code	Description	Year Built	Area
106	KITCHEN - EXCELLENT	2003	1
1501	FIREPL - EXCELLENT	2003	1
1500	FIREPL - VERY GOOD	2003	2
1517	STM SHWR - VERY GOOD	2003	1
1616	CUSTOM TUB - VERY GOOD	2003	1
1602	WINE RM	2003	1

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$2,496,700.00	\$1,700,000.00	\$1,700,000.00	\$1,700,000.00
Improvement Actual	\$8,887,400.00	\$3,910,100.00	\$3,910,100.00	\$4,499,400.00
Total Actual	\$11,384,100.00	\$5,610,100.00	\$5,610,100.00	\$6,199,400.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$168,900.00	\$118,150.00	\$121,550.00	\$121,550.00
Improvement Assessed	\$601,230.00	\$271,750.00	\$279,570.00	\$321,710.00
Total Assessed	\$770,130.00	\$389,900.00	\$401,120.00	\$443,260.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
6/13/2016	SPECIAL WARRANTY DEED	629995		\$5,200,000
5/3/2002	SPECIAL WARRANTY DEED	467221		\$6,400,000

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account	R002407
Parcel	273301106021
Property Address	215 MAPLE RIDGE LN, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: RIDGE RUN UNIT 1 Lot: 39
Property Type	RESIDENTIAL
Acres	0.8
Land SqFt	0
Tax Area	004
Mill Levy	50.912
Subdivision	RIDGE RUN UNIT 1
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

[MEIER JOSEPH F & SHELLEY M](#)
2111 LOCH LOMOND DR
WINTER PARK FL 32792

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0.8
Land Size SqFt	0

Buildings

Building #	1
Building Type	SMASS VILL GOOD/V GOOD (DEP 03)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	2 STORY
Stories	2
Frame	WOOD FRAME
Actual Year Built	1969
Effective Year Built	1990
Last Remodel	2000
Finished Garage	483
Open Porch	63
Wood Balcony	384
Concrete Patio	217
First Floor	1,995
Second Floor	1,214
Half Story	380
Total Heated SqFt	3,589
Bedrooms	4
Baths	4.5
Heating Fuel	GAS
Heating Type	HT WTR B/B
Air Conditioning	NONE
Roof Type	GABLE/HIP
Roof Cover	CEDAR SHAKE
Construction Quality	V GOOD
Exterior Wall	WOOD SD GO
Interior Wall	PLASTER
Floor	CARPET
	HARD TILE
Neighborhood	SMV-RIDGE RUN
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
105	KITCHEN - VERY GOOD	1990	1
1500	FIREPL - VERY GOOD	1990	1
1401	HOTTUB - VERY GOOD	1990	1
1616	CUSTOM TUB - VERY GOOD	1990	1
1517	STM SHWR - VERY GOOD	1990	1

Customer No. 1301
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,993,400.00	\$1,100,000.00	\$1,100,000.00	\$1,100,000.00
Improvement Actual	\$2,558,700.00	\$1,336,600.00	\$1,336,600.00	\$1,176,000.00
Total Actual	\$4,552,100.00	\$2,436,600.00	\$2,436,600.00	\$2,276,000.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$134,850.00	\$76,450.00	\$78,650.00	\$78,650.00
Improvement Assessed	\$173,100.00	\$92,890.00	\$95,570.00	\$84,080.00
Total Assessed	\$307,950.00	\$169,340.00	\$174,220.00	\$162,730.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
11/30/2010	SPECIAL WARRANTY DEED	575546		\$1,875,000
3/10/2006	SPECIAL WARRANTY DEED	521683		\$2,125,000
11/24/2004	SPECIAL WARRANTY DEED	504666		\$1,790,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos





Map View



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Pitkin County Assessor

Summary

Account	R002326
Parcel	264536102009
Property Address	960 SINCLAIR RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: WILDRIDGE UNIT TWO Lot: 4
Property Type	RESIDENTIAL
Acres	0
Land SqFt	16,025
Tax Area	004
Mill Levy	50.912
Subdivision	WILDRIDGE UNIT TWO
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS



[View Map](#)

Owners

WILDRIDGE PARTNERS LLC
1960F KOLO RD
KILAUEA HI 96754-5512

Land

Unit Type	SINGLE FAM. RES. - LAND
Land Size Acres	0
Land Size SqFt	16,025

Buildings

Building #	1
Building Type	SMASS VILL AVERAGE (DEP 06)
Property Class	SINGLE FAM RES-IMPROVEMEN
Architectural Style	1 STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1976
Effective Year Built	1980
Basement Area	116
Unfinished Basement Area	116
Garden Level Basement	581
Finished Garage	441
Open Porch	88
Wood Balcony	269
Wood Deck	387
First Floor	1,531
Total Heated SqFt	2,112
Bedrooms	3
Baths	2.5
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	NONE
Roof Type	FLAT
Roof Cover	BUILT-UP
Construction Quality	AVERAGE
Exterior Wall	WD SID AVE
Interior Wall	DRYWALL
Floor	CARPET
Neighborhood	SMV-MELTON,WILDRIDGE,WILDOAK
Super Neighborhood	SMASS VILL SUBS

Extra Features

Code	Description	Year Built	Area
103	KITCHEN - AVERAGE	1977	1
1400	FIREPL - AVERAGE	1977	1

Customer No. 1449
2023 Balance \$612.00
10% Admin Fee \$61.20
Total Balance DUE \$673.20

Actual Values

Assessed Year	2023	2022	2021	2020
Land Actual	\$1,787,300.00	\$810,000.00	\$810,000.00	\$810,000.00
Improvement Actual	\$331,400.00	\$162,300.00	\$162,300.00	\$142,900.00
Total Actual	\$2,118,700.00	\$972,300.00	\$972,300.00	\$952,900.00

Assessed Values

Assessed Year	2023	2022	2021	2020
Land Assessed	\$120,910.00	\$56,300.00	\$57,920.00	\$57,920.00
Improvement Assessed	\$22,420.00	\$11,280.00	\$11,600.00	\$10,220.00
Total Assessed	\$143,330.00	\$67,580.00	\$69,520.00	\$68,140.00

[Click here to view the tax information for this parcel on the Pitkin County Treasurer's website.](#)

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
9/9/2010	SPECIAL WARRANTY DEED	573527		\$1,200,000
4/26/1983	SPECIAL WARRANTY DEED	249724	444-127	\$202,000
6/10/1981	WARRANTY DEED	233390	409-603	\$225,000

Recent Sales In Area

Sale date range:

From:

12/14/2018

To:

12/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Photos



Map View



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Developed by



Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

December 18, 2023

AGENDA ITEM:

Resolution No. 34, Series of 2023 – A Resolution Approving a Contract to Buy and Sell Real Estate with Aspen School District No. 1 (RE) for the Town’s purchase of a portion of Lot 2 of the Timbers PUD

PRESENTED BY:

Jeff Conklin, Town Attorney
Clint Kinney, Town Manager
Betsy Crum, Housing Director

BACKGROUND:

Aspen School District No. 1 (RE) (“ASD”) owns Lot 2 of the Timbers PUD, which contains an 8-unit residential apartment building and a 10-unit residential apartment building. The Town wishes to purchase a to-be-created parcel within Lot 2 containing the 8-unit residential apartment building, with all appurtenances thereto (the “Property” or “Faraway Apartments”). TOSV wishes to purchase the Property, as set forth in the Contract to Buy and Sell Real Estate dated December 4, 2023, attached hereto as **Exhibit A** (the “Real Estate Contract”). As set forth in the Real Estate Contract, the Parties will cooperate to subdivide Lot to create the Property and the Real Estate Contract is contingent upon such subdivision.

The Property is currently subject to a Master Tenancy Agreement that limits occupancy to employees of the Timbers Club. The Agreement may be terminated by the Timbers Club for any reason.

The Town wishes to acquire the Property to preserve the affordable housing inventory in Snowmass Village.

FINANCIAL IMPACT:

The purchase price is \$4.66M. Upon purchase, there will be ongoing costs for maintenance and management.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

Affordable Housing.

COUNCIL OPTIONS:

1. Approve Resolution No. 34, Series of 2023.
2. Deny Resolution No. 34, Series of 2023.
3. Continue consideration of Resolution No. 34, Series of 2023.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council make a motion to approve Resolution No. 34, Series of 2023

ATTACHMENTS:

Resolution No. 34, Series of 2023
Exhibit A – Contract to Buy and Sell Real Estate

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 34
SERIES OF 2023**

**A RESOLUTION APPROVING A CONTRACT TO BUY AND SELL REAL
ESTATE WITH ASPEN SCHOOL DISTRICT NO. 1 (RE) FOR THE TOWN'S
PURCHASE OF A PORTION OF LOT 2 OF THE TIMBERS PUD**

RECITALS

- A. The Town of Snowmass Village, Colorado ("TOSV" or the "Town") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Snowmass Village Home Rule Charter (the "Charter").
- B. Sections 1.2 and 1.4 of the Charter authorize the Town Council to purchase real property.
- C. Aspen School District No. 1 (RE) ("ASD") owns Lot 2 of the Timbers PUD, which contains an 8-unit residential apartment building and a 10-unit residential apartment building. The Town wishes to purchase a to-be-created parcel within Lot 2 containing the 8-unit residential apartment building, with all appurtenances thereto (the "Property" or "Faraway Apartments").
- D. TOSV wishes to purchase the Property, as set forth in the Contract to Buy and Sell Real Estate dated December 4, 2023, attached hereto as **Exhibit A** (the "Real Estate Contract").
- E. As set forth in the Real Estate Contract, the Parties will cooperate to subdivide Lot 2 to create the Property and the Real Estate Contract is contingent upon such subdivision.
- F. The Town Council finds and determines that it is in the best interests of the Town to approve this Resolution and purchase the Property as set forth in the Real Estate Contract. The Town Council finds and determines that this Resolution is reasonable and necessary to promote the legitimate public purposes of public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado, that:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.

2. Real Estate Contract – Faraway Apartments. The Town Council hereby approves the Real Estate Contract for the purchase of the Property, attached hereto as **Exhibit A**, and ratifies the Town Manager's execution thereof and any amendments thereto. The Town Council hereby approves the purchase of the Property pursuant to the Real Estate Contract approved by this Resolution and authorizes the Town Manager to take all actions pursuant to the Real Estate Contract, to sign all documents necessary to effectuate the purchase of the Property, including any documents required by a title company, and to take other required actions related to the purchase of the Property. The Town Council further authorizes the Town Manager, upon recommendation by the Town Attorney, to make any amendments to the Contract that are reasonably necessary for the purchase of the Property or to terminate the Contract, without further approval of the Town Council.
3. Ratification of Actions. All actions heretofore taken, not inconsistent with the provisions of this Resolution, by the Town Council and the officers, agents, and employees of the Town relating to the subject matter of this Resolution, are hereby ratified, approved, and confirmed.
4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on the 18th day of December, 2023, by a motion made by Council Member _____ seconded by Council Member _____, and by a vote of ____ in favor and ____ opposed.

TOWN OF SNOWMASS VILLAGE

Bill Madsen, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission
(CBS2-6-23) (Available 8-23, Mandatory 1-24)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR
OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE
(INCOME – RESIDENTIAL)
(☐ 1-4 Units ☒ Larger than 1-4 Units)

Date: 12.4.2023

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. Town of Snowmass Village, Colorado (Buyer) will take title to the Property described below as ☐ Joint Tenants ☐ Tenants In Common ☒ Other in severalty.

2.2. No Assignability. This Contract IS NOT assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. Seller. Aspen School District No. 1 (RE) (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of Pitkin, Colorado (insert legal description):

See Section 29.1

known as: TBD Faraway Road Snowmass Village CO 81615
Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions – Attached. If attached to the Property on the date of this Contract, the following items are included unless excluded under Exclusions: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including NA remote controls). If checked, the following are owned by the Seller and included: ☒ Solar Panels ☒ Water Softeners ☒ Security Systems ☒ Satellite Systems (including satellite dishes). Leased items should be listed under § 2.5.7. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Inclusions – Not Attached. If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under Exclusions: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

2.5.3. Other Inclusions. The following items, whether fixtures or personal property, are also included in the Purchase Price:

All appliances and other personal property owned by Seller located on the Property.

☐ If the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.

54 **2.5.4. Encumbered Inclusions.** Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at
55 Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and
56 encumbrances, except:

57 None.

58
59
60 **2.5.5. Personal Property Conveyance.** Conveyance of all personal property will be by bill of sale or other
61 applicable legal instrument.

62 **2.5.6. Parking and Storage Facilities.** The use or ownership of the following parking facilities:
63 See 29.2 _____; and the use or ownership of the following storage facilities: _____.
64 Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

65 **2.5.7. Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer
66 at Closing (Leased Items):
67
68
69
70

71 **2.6. Exclusions.** The following items are excluded (Exclusions):
72
73
74

75 **2.7. Water Rights/Well Rights.**

76 ☐ **2.7.1. Deeded Water Rights.** The following legally described water rights:
77
78
79

80 Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.

81 ☐ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1., 2.7.3. and
82 2.7.4., will be transferred to Buyer at Closing:
83
84 None

85
86
87 ☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if
88 the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes.
89 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered
90 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a
91 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in
92 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is
93 NA.

94 ☐ **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:
95 None.
96
97

98 **2.7.5. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water),
99 § 2.7.3. (Well Rights), or § 2.7.4. (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable
100 legal instrument at Closing.

101 **2.7.6. Water Rights Review.** Buyer ☐ Does ☒ Does Not have a Right to Terminate if examination of the Water
102 Rights is unsatisfactory to Buyer on or before the Water Rights Examination Deadline.

103 **3. DATES, DEADLINES AND APPLICABILITY.**

104 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	11:59 PM MST
2	§ 4	Alternative Earnest Money Deadline	7 days after MEC
		Title	
3	§ 8	Record Title Deadline (and Tax Certificate)	14 days after MEC
4	§ 8	Record Title Objection Deadline	28 days after MEC

5	§ 8	Off-Record Title Deadline	14 days after MEC
6	§ 8	Off-Record Title Objection Deadline	28 days after MEC
7	§ 8	Title Resolution Deadline	35 days after MEC
8	§ 8	Third Party Right to Purchase/Approve Deadline	NA
		Owners' Association	
9	§ 7	Association Documents Deadline	14 days after MEC
10	§ 7	Association Documents Termination Deadline	28 days after MEC
		Seller's Disclosures	
11	§ 10	Seller's Property Disclosure Deadline	14 days after MEC
12	§ 10	Lead-Based Paint Disclosure Deadline	14 days after MEC
		Loan and Credit	
13	§ 5	New Loan Application Deadline	NA
14	§ 5	New Loan Terms Deadline	NA
15	§ 5	New Loan Availability Deadline	NA
16	§ 5	Buyer's Credit Information Deadline	NA
17	§ 5	Disapproval of Buyer's Credit Information Deadline	NA
18	§ 5	Existing Loan Deadline	NA
19	§ 5	Existing Loan Termination Deadline	NA
20	§ 5	Loan Transfer Approval Deadline	NA
21	§ 4	Seller or Private Financing Deadline	NA
		Appraisal	
22	§ 6	Appraisal Deadline	NA
23	§ 6	Appraisal Objection Deadline	NA
24	§ 6	Appraisal Resolution Deadline	NA
		Survey	
25	§ 9	New ILC or New Survey Deadline	21 days after MEC
26	§ 9	New ILC or New Survey Objection Deadline	28 days after MEC
27	§ 9	New ILC or New Survey Resolution Deadline	35 days after MEC
		Inspection and Due Diligence	
28	§ 2	Water Rights Examination Deadline	NA
29	§ 8	Mineral Rights Examination Deadline	NA
30	§ 10	Inspection Termination Deadline	35 days after MEC
31	§ 10	Inspection Objection Deadline	28 days after MEC
32	§ 10	Inspection Resolution Deadline	35 days after MEC
33	§ 10	Property Insurance Termination Deadline	28 days after MEC
34	§ 10	Due Diligence Documents Delivery Deadline	14 days after MEC
35	§ 10	Due Diligence Documents Objection Deadline	28 days after MEC
36	§ 10	Due Diligence Documents Resolution Deadline	35 days after MEC
37	§ 10	Environmental Inspection Termination Deadline	NA
38	§ 10	ADA Evaluation Termination Deadline	28 days after MEC
39	§ 10	Conditional Sale Deadline	NA
40	§ 10	Lead-Based Paint Termination Deadline	21 days after MEC
41	§ 11	Estoppel Statements Deadline	28 days after MEC
42	§ 11	Estoppel Statements Termination Deadline	
		Closing and Possession	
43	§ 12	Closing Date	See Section 29.3
44	§ 17	Possession Date	Upon Closing
45	§ 17	Possession Time	Upon Closing
46	§ 27	Acceptance Deadline Date	12.13.2023
47	§ 27	Acceptance Deadline Time	11:59 PM MST

Note: If FHA or VA loan boxes are checked in § 4.5.3. (Loan Limitations), the Appraisal deadlines DO NOT apply to FHA insured or VA guaranteed loans.

3.2. Applicability of Terms. If any deadline blank in § 3.1. (Dates and Deadlines) is left blank or completed with "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box

checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The abbreviation "N/A" as used in this Contract means not applicable.

3.3. Day; Computation of Period of Days; Deadlines.

3.3.1. Day. As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1. (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of Day Deadline** is left blank or "N/A" the deadlines will expire at 11:59 p.m., United States Mountain Time.

3.3.2. Computation of Period of Days. In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included.

3.3.3. Deadlines. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☐ Will ☐ Will Not be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

4. PURCHASE PRICE AND TERMS.

4.1. Price and Terms. The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1.	Purchase Price	\$ 4,660,000.00	
2	§ 4.3.	Earnest Money		\$ 100,000.00
3	§ 4.5.	New Loan		\$
4	§ 4.6.	Assumption Balance		\$
5	§ 4.7.	Private Financing		\$
6	§ 4.7.	Seller Financing		\$
7				
8				
9	§ 4.4.	Cash at Closing		\$ 4,560,000.00
10		TOTAL	\$ 4,660,000.00	\$ 4,660,000.00

4.2. Seller Concession. At Closing, Seller will credit to Buyer \$ NA (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

4.3. Earnest Money. The Earnest Money set forth in this Section, in the form of a good funds, will be payable to and held by Land Title Guarantee Company (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

4.3.1. Alternative Earnest Money Deadline. The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

4.3.2. Disposition of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money Release form), within three days of Buyer's receipt.

4.3.2.1. Seller Failure to Timely Return Earnest Money. If Seller fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in "If Seller is in Default", § 20.2. and § 21, unless Seller is entitled to the Earnest Money due to a Buyer default.

153 4.3.2.2. **Buyer Failure to Timely Release Earnest Money.** If Buyer fails to timely execute and return the
154 Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in "If Buyer
155 is in Default, § 20.1. and § 21, unless Buyer is entitled to the Earnest Money due to a Seller Default.

156 4.4. **Form of Funds; Time of Payment; Available Funds.**

157 4.4.1. **Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing
158 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified
159 check, savings and loan teller's check and cashier's check (Good Funds).

160 4.4.2. **Time of Payment.** All funds, including the Purchase Price to be paid by Buyer, must be paid before or at
161 Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing OR SUCH
162 NONPAYING PARTY WILL BE IN DEFAULT.

163 4.4.3. **Available Funds.** Buyer represents that Buyer, as of the date of this Contract, ☐ Does ☐ Does Not have
164 funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

165 4.5. **New Loan.**

166 4.5.1. **Buyer to Pay Loan Costs.** Buyer, except as otherwise permitted in § 4.2. (Seller Concession), if applicable,
167 must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

168 4.5.2. **Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to
169 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3. (Loan Limitations) or § 29 (Additional
170 Provisions).

171 4.5.3. **Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:
172 ☐ Conventional ☐ FHA ☐ VA ☐ Bond ☐ Other _____;
173 If either or both of the FHA or VA boxes are checked, and Buyer closes the transaction using one of those loan types, Seller agrees
174 to pay those closing costs and fees that Buyer is not allowed by law to pay not to exceed \$ _____;

175 4.5.4. **Loan Estimate - Monthly Payment and Loan Costs.** Buyer is advised to review the terms, conditions and
176 costs of Buyer's New Loan carefully. If Buyer is applying for a residential loan, the lender generally must provide Buyer with a
177 Loan Estimate within three days after Buyer completes a loan application. Buyer also should obtain an estimate of the amount of
178 Buyer's monthly mortgage payment.

179 4.6. **Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance
180 set forth in § 4.1. (Price and Terms), presently payable at \$ _____ per _____ including principal and interest
181 presently at the rate of _____ % per annum and also including escrow for the following as indicated: ☐ Real Estate Taxes ☐
182 Property Insurance Premium ☐ Mortgage Insurance Premium and ☐ _____;

183 Buyer agrees to pay a loan transfer fee not to exceed \$ _____. At the time of assumption, the new interest rate will
184 not exceed _____ % per annum and the new payment will not exceed \$ _____ per _____ principal and
185 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance, which
186 causes the amount of cash required from Buyer at Closing to be increased by more than \$ _____, or if any other terms or
187 provisions of the loan change, Buyer has the Right to Terminate under § 24.1. on or before Closing Date.

188 Seller ☐ Will ☐ Will Not be released from liability on said loan. If applicable, compliance with the requirements for release
189 from liability will be evidenced by delivery ☐ on or before Loan Transfer Approval Deadline ☐ at Closing of an appropriate
190 letter of commitment from lender. Any cost payable for release of liability will be paid by _____ in an amount
191 not to exceed \$ _____.

192 4.7. **Seller or Private Financing.**

193 **WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on sellers
194 and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a licensed
195 Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics of financing,
196 including whether or not a party is exempt from the law.

197 4.7.1. **Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing, ☐ Buyer
198 ☐ Seller will deliver the proposed Seller financing documents to the other party on or before _____ days before Seller or
199 Private Financing Deadline.

200 4.7.1.1. **Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon
201 Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost,
202 and compliance with the law. Seller has the Right to Terminate under § 24.1., on or before Seller or Private Financing Deadline,
203 if such Seller financing is not satisfactory to Seller, in Seller's sole subjective discretion.

204 4.7.2. **Buyer May Terminate.** If Buyer is to pay all or any portion of the Purchase Price with Seller or private
205 financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to Buyer, including its
206 availability, payments, interest rate, terms, conditions, and cost. Buyer has the Right to Terminate under § 24.1., on or before Seller
207 or Private Financing Deadline, if such Seller or private financing is not satisfactory to Buyer, in Buyer's sole subjective discretion.

5. FINANCING CONDITIONS AND OBLIGATIONS.

5.1. New Loan Application. If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable by such lender, on or before New Loan Application Deadline and exercise reasonable efforts to obtain such loan or approval.

5.2. New Loan Terms; New Loan Availability.

5.2.1. New Loan Terms. If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 24.1., on or before New Loan Terms Deadline, if the New Loan Terms are not satisfactory to Buyer, in Buyer's sole subjective discretion.

5.2.2. New Loan Availability. If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the New Loan Availability Deadline if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE**, except as otherwise provided in this Contract (e.g., Appraisal, Title, Survey).

5.3. Credit Information. If an existing loan is not to be released at Closing, this Contract is conditional (for the sole benefit of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval will be in Seller's sole subjective discretion. Accordingly: (1) Buyer must supply to Seller by Buyer's Credit Information Deadline, at Buyer's expense, information and documents (including a current credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents that Seller may verify Buyer's financial ability and creditworthiness; and (3) any such information and documents received by Seller must be held by Seller in confidence and not released to others except to protect Seller's interest in this transaction. If the Cash at Closing is less than as set forth in § 4.1. of this Contract, Seller has the Right to Terminate under § 24.1., on or before Closing. If Seller disapproves of Buyer's financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to Terminate under § 24.1., on or before Disapproval of Buyer's Credit Information Deadline.

5.4. Existing Loan Review. If an existing loan is not to be released at Closing, Seller must deliver copies of the loan documents (including note, deed of trust and any modifications) to Buyer by Existing Loan Deadline. For the sole benefit of Buyer, this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents. Buyer has the Right to Terminate under § 24.1., on or before Existing Loan Termination Deadline, based on any unsatisfactory provision of such loan documents, in Buyer's sole subjective discretion. If the lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer obtaining such approval without change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by Loan Transfer Approval Deadline, this Contract will terminate on such deadline. Seller has the Right to Terminate under § 24.1., on or before Closing, in Seller's sole subjective discretion, if Seller is to be released from liability under such existing loan and Buyer does not obtain such compliance as set forth in § 4.6.

6. APPRAISAL PROVISIONS.

6.1. Appraisal Definition. An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

6.2. Appraised Value. The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies:

6.2.1. Conventional/Other. Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before Appraisal Deadline Buyer may, on or before Appraisal Objection Deadline:

6.2.1.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated;

or

6.2.1.2. Appraisal Objection. Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

6.2.1.3. Appraisal Resolution. If an Appraisal Objection is received by Seller, on or before Appraisal Objection Deadline and if Buyer and Seller have not agreed in writing to a settlement thereof on or before Appraisal Resolution Deadline, this Contract will terminate on the Appraisal Resolution Deadline, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, (i.e., on or before expiration of Appraisal Resolution Deadline).

6.2.2. FHA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender, setting forth the appraised value of the Property of not less than \$_____. The purchaser (Buyer) shall have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy himself/herself/themselves that the price and condition of the Property are acceptable.

6.2.3. VA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the Department of Veterans Affairs. The purchaser (Buyer) shall, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.

6.3. Lender Property Requirements. If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting), beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the satisfaction of the Lender Property Requirements is waived in writing by Buyer.

6.4. Cost of Appraisal. Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☐ Buyer ☐ Seller. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

7. OWNERS' ASSOCIATIONS. This Section is applicable if the Property is located within one or more Common Interest Communities and subject to one or more declarations (Association).

7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

7.2. Association Documents to Buyer. Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

7.3. Association Documents. Association documents (Association Documents) consist of the following:

7.3.1. All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

7.3.2. Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

7.3.3. List of all Association insurance policies as provided in the Association's last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

7.3.4. A list by unit type of the Association's assessments, including both regular and special assessments as disclosed in the Association's last Annual Disclosure;

7.3.5. The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and 7.3.5., collectively, Financial Documents);

7.3.6. Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2. (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

7.4. **Conditional on Buyer's Review.** Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).

8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.

8.1. Evidence of Record Title.

☒ 8.1.1. **Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price, or if this box is checked, ☐ an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

☐ 8.1.2. **Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price. If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

8.1.3. **Owner's Extended Coverage (OEC).** The Title Commitment ☒ **Will** ☐ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by ☐ **Buyer** ☒ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** _____.

Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New LLC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.7. (Right to Object to Title, Resolution).

8.1.4. **Title Documents.** Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

8.1.5. **Copies of Title Documents.** Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

8.1.6. **Existing Abstracts of Title.** Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

8.2. **Record Title.** Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13. or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title

Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1. (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

8.3. Off-Record Title. Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which Seller has actual knowledge (Off-Record Matters). This Section excludes any New ILC or New Survey governed under § 9 (New ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2. (Record Title) and § 13 (Transfer of Title), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

8.4. Special Taxing and Metropolitan Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR. The official website for the Metropolitan District, if any, is: to be provided .

8.5. Tax Certificate. A tax certificate paid for by ☒ Seller ☐ Buyer, for the Property listing any special taxing or metropolitan districts that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the content of the Tax Certificate as satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.

8.6. Third Party Right to Purchase/Approve. If any third party has a right to purchase the Property (e.g., right of first refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will then terminate. Seller will supply to Buyer, in writing, details of any Third Party Right to Purchase the Property on or before the **Record Title Deadline**.

8.7. Right to Object to Title, Resolution. Buyer has a right to object or terminate, in Buyer's sole subjective discretion, based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), § 8.5. (Tax Certificate) and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or before the applicable deadline, Buyer has the following options:

8.7.1. Title Objection, Resolution. If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives

Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

8.7.2. Title Objection, Right to Terminate. Buyer may exercise the Right to Terminate under § 24.1., on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

8.8. Title Advisory. The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various laws and governmental regulations concerning land use, development and environmental matters.

8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.

8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

8.8.5. Title Insurance Exclusions. Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

8.9. Mineral Rights Review. Buyer ☐ Does ☒ Does Not have a Right to Terminate if examination of the Mineral Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline**.

9. NEW ILC, NEW SURVEY.

9.1. New ILC or New Survey. If the box is checked, (1) ☐ New Improvement Location Certificate (New ILC); or, (2) ☒ New Survey in the form of Improvement Survey Plat dated 1.4.2023; is required and the following will apply:

~~**9.1.1. Ordering of New ILC or New Survey.** ☐ Seller ☐ Buyer will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above required form, certified and updated as of a date after the date of this Contract.~~

~~**9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before Closing, by: ☐ Seller ☐ Buyer or:~~

~~**9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and _____ will receive a New ILC or New Survey on or before New ILC or New Survey Deadline.~~

~~**9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to all those who are to receive the New ILC or New Survey.~~

~~**9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the New ILC or New Survey Objection Deadline. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.~~

9.3. New ILC or New Survey Objection. Buyer has the right to review and object based on the New ILC or New Survey. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

9.3.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

497 **9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be
498 shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

499 **9.3.3. New ILC or New Survey Resolution.** If a New ILC or New Survey Objection is received by Seller, on or
500 before New ILC or New Survey Objection Deadline and if Buyer and Seller have not agreed in writing to a settlement thereof on
501 or before New ILC or New Survey Resolution Deadline, this Contract will terminate on expiration of the New ILC or New Survey
502 Resolution Deadline, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such
503 termination (i.e., on or before expiration of New ILC or New Survey Resolution Deadline).

504 **DISCLOSURE, INSPECTION AND DUE DILIGENCE**

505 **10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE AND SOURCE OF**
506 **WATER.**

507 **10.1. Seller's Property Disclosure.** On or before Seller's Property Disclosure Deadline, Seller agrees to deliver to Buyer
508 the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller
509 to Seller's actual knowledge and current as of the date of this Contract.

510 **10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition.** Seller must disclose to Buyer
511 any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material
512 facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely
513 disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing
514 or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that
515 Seller is conveying the Property to Buyer in an "As Is" condition, "Where Is" and "With All Faults."

516 **10.3. Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections
517 (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If
518 (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the
519 electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased
520 Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g.,
521 heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or
522 noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's
523 sole subjective discretion, Buyer may:

524 **10.3.1. Inspection Termination.** On or before the Inspection Termination Deadline, notify Seller in writing,
525 pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver
526 an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller
527 pursuant to § 10.3.2.; or

528 **10.3.2. Inspection Objection.** On or before the Inspection Objection Deadline, deliver to Seller a written
529 description of any unsatisfactory condition that Buyer requires Seller to correct.

530 **10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before Inspection Objection
531 Deadline and if Buyer and Seller have not agreed in writing to a settlement thereof on or before Inspection Resolution Deadline,
532 this Contract will terminate on Inspection Resolution Deadline unless Seller receives Buyer's written withdrawal of the Inspection
533 Objection before such termination (i.e., on or before expiration of Inspection Resolution Deadline). Nothing in this provision
534 prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by
535 executing an Earnest Money Release.

536 **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other written agreement
537 between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at
538 Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer
539 must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify,
540 protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such
541 Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against
542 any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and
543 expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed
544 pursuant to an Inspection Resolution.

545 **10.5. Insurability.** Buyer has the Right to Terminate under § 24.1., on or before Property Insurance Termination
546 Deadline, based on any unsatisfactory provision of the availability, terms and conditions and premium for property insurance
547 (Property Insurance) on the Property, in Buyer's sole subjective discretion.

548 **10.6. Due Diligence.**

549 **10.6.1. Due Diligence Documents.** Seller agrees to deliver copies of the following documents and information
550 pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before Due Diligence Documents Delivery
551 Deadline:

10.6.1.1. Occupancy Agreements. All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases):

Any existing lease prior to Closing. See also 29.4

10.6.1.2. Leased Items Documents. If any lease of personal property (§ 2.5.7., Leased Items) will be transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer ☒ **Will** ☐ **Will Not** assume the Seller's obligations under such leases for the Leased Items (§ 2.5.7., Leased Items).

10.6.1.3. Encumbered Inclusions Documents. If any Inclusions owned by Seller are encumbered pursuant to § 2.5.4. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer ☐ **Will** ☒ **Will Not** assume the debt on the Encumbered Inclusions (§ 2.5.4., Encumbered Inclusions).

10.6.1.4. Other Documents. If the respective box is checked, Seller agrees to additionally deliver copies of the following:

- ☒ **10.6.1.4.1.** All contracts relating to the operation, maintenance and management of the Property;
- ☒ **10.6.1.4.2.** Property tax bills for the last 0 years;
- ☒ **10.6.1.4.3.** As-built construction plans to the Property and the tenant improvements, including architectural, electrical, mechanical and structural systems; engineering reports; and permanent Certificates of Occupancy, to the extent now available;
- ☐ **10.6.1.4.4.** A list of all Inclusions to be conveyed to Buyer;
- ☐ **10.6.1.4.5.** Operating statements for the past 1 years;
- ☐ **10.6.1.4.6.** A rent roll accurate and correct to the date of this Contract;
- ☐ **10.6.1.4.7.** A schedule of any tenant improvement work Seller is obligated to complete but has not yet completed and capital improvement work either scheduled or in process on the date of this Contract;
- ☐ **10.6.1.4.8.** All insurance policies pertaining to the Property and copies of any claims which have been made for the past _____ years;
- ☐ **10.6.1.4.9.** Soils reports, surveys and engineering reports or data pertaining to the Property (if not delivered earlier under § 8.3.);
- ☐ **10.6.1.4.10.** Any and all existing documentation and reports regarding Phase I and II environmental reports, letters, test results, advisories and similar documents respective to the existence or nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances and/or underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to Seller;
- ☐ **10.6.1.4.11.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the compliance of the Property with said Act;
- ☐ **10.6.1.4.12.** All permits, licenses and other building or use authorizations issued by any governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use authorizations, if any; and
- ☐ **10.6.1.4.13.** Other:

10.6.2. Due Diligence Documents Review and Objection. Buyer has the right to review and object based on the Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

10.6.2.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

10.6.2.2. Due Diligence Documents Objection. Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

10.6.2.3. Due Diligence Documents Resolution. If a Due Diligence Documents Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents**

Resolution Deadline unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination (i.e., on or before expiration of Due Diligence Documents Resolution Deadline).

10.6.3. Zoning. Buyer has the Right to Terminate under § 24.1., on or before Due Diligence Documents Objection Deadline, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency with jurisdiction over the Property, in Buyer's sole subjective discretion.

10.6.4. Due Diligence—Environmental, ADA. Buyer has the right to obtain environmental inspections of the Property including Phase I and Phase II Environmental Site Assessments, as applicable. ☐ Seller ☐ Buyer will order or provide Phase I Environmental Site Assessment, Phase II Environmental Site Assessment (compliant with most current version of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or _____; at the expense of ☐ Seller ☐ Buyer (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an evaluation whether the Property complies with the Americans with Disabilities Act (ADA Evaluation). All such inspections and evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's and any Seller's tenants' business uses of the Property, if any.

If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the Environmental Inspection Termination Deadline will be extended by _____ days (Extended Environmental Inspection Objection Deadline) and if such Extended Environmental Inspection Objection Deadline extends beyond the Closing Date, the Closing Date will be extended a like period of time. In such event, ☐ Seller ☐ Buyer must pay the cost for such Phase II Environmental Site Assessment.

Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this § 10.6.4., Buyer has the Right to Terminate under § 24.1., on or before Environmental Inspection Termination Deadline, or if applicable, the Extended Environmental Inspection Objection Deadline, based on any unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

Buyer has the Right to Terminate under § 24.1., on or before ADA Evaluation Termination Deadline, based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

10.7. Conditional Upon Sale of Property. This Contract is conditional upon the sale and closing of that certain property owned by Buyer and commonly known as _____. Buyer has the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before Conditional Sale Deadline if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before Conditional Sale Deadline, Buyer waives any Right to Terminate under this provision.

10.8. Source of Potable Water (Residential Land and Residential Improvements Only). Buyer ☐ Does ☒ Does Not acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for the Property. ☒ There is No Well. Buyer ☐ Does ☐ Does Not acknowledge receipt of a copy of the current well permit.

Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

10.9. Existing Leases; Modification of Existing Leases; New Leases. Seller states that none of the Leases to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or rent abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend, alter, modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

10.10. Lead-Based Paint.

10.10.1. Lead-Based Paint Disclosure. Unless exempt, if the Property includes one or more residential dwellings constructed or a building permit was issued prior to January 1, 1978, for the benefit of Buyer, Seller and all required real estate licensees must sign and deliver to Buyer a completed Lead-Based Paint Disclosure (Sales) form on or before the Lead-Based Paint Disclosure Deadline. If Buyer does not timely receive the Lead-Based Paint Disclosure, Buyer may waive the failure to timely receive the Lead-Based Paint Disclosure, or Buyer may exercise Buyer's Right to Terminate under § 24.1. by Seller's receipt of Buyer's Notice to Terminate on or before the expiration of the Lead-Based Paint Termination Deadline.

10.10.2. Lead-Based Paint Assessment. If Buyer elects to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based Paint or Lead-Based Paint hazards, Buyer has a Right to Terminate under § 24.1. by Seller's receipt of Buyer's Notice to Terminate on or before the expiration of the Lead-Based Paint Termination Deadline. Buyer may elect to waive Buyer's right to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based Paint or Lead-Based Paint hazards. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the condition of the Property relative to any Lead-Based Paint as satisfactory and Buyer waives any Right to Terminate under this provision.

10.11. Carbon Monoxide Alarms. Note: If the improvements on the Property have a fuel-fired heater or appliance, a fireplace, or an attached garage and include one or more rooms lawfully used for sleeping purposes (Bedroom), the parties acknowledge that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code.

668 **10.12. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever manufactured, processed, cooked,
669 disposed of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property was
670 remediated in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S., Buyer further
671 acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever
672 been used as a methamphetamine laboratory. Buyer has the Right to Terminate under § 24.1., upon Seller's receipt of Buyer's written
673 Notice to Terminate, notwithstanding any other provision of this Contract, based on Buyer's test results that indicate the Property
674 has been contaminated with methamphetamine, but has not been remediated to meet the standards established by rules of the State
675 Board of Health promulgated pursuant to § 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the results of
676 the test.

677 **10.13. Radon Disclosure.** THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
678 **STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST PERFORMED**
679 **BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS**
680 **MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS**
681 **CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.**

682 **RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON**
683 **GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER.**
684 **RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS**
685 **AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL**
686 **PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST**
687 **RESULTS OF THE RESIDENTIAL REAL PROPERTY.**

688 **AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF**
689 **PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. §25-11-114(2)(A) THAT PROVIDES**
690 **ADVICE ABOUT RADON IN REAL ESTATE TRANSACTIONS IS AVAILABLE AT:**
691 **[HTTPS://CDPHE.COLORADO.GOV/RADON.](https://cdphe.colorado.gov/radon)**

692 **11. TENANT ESTOPPEL STATEMENTS.**

693 **11.1. Estoppel Statements Conditions.** Buyer has the right to review and object to any Estoppel Statements. Seller must
694 request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**,
695 statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement)
696 attached to a copy of the Lease stating:

697 **11.1.1.** The commencement date of the Lease and scheduled termination date of the Lease;

698 **11.1.2.** That said Lease is in full force and effect and that there have been no subsequent modifications or
699 amendments;

700 **11.1.3.** The amount of any advance rentals paid, rent concessions given and deposits paid to Seller;

701 **11.1.4.** The amount of monthly (or other applicable period) rental paid to Seller;

702 **11.1.5.** That there is no default under the terms of said Lease by landlord or occupant; and

703 **11.1.6.** That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease
704 demising the premises it describes.

705 **11.2. Seller Estoppel Statement.** In the event Seller does not receive from all tenants of the Property a completed signed
706 Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents
707 required §11.1. above and deliver the same to Buyer on or before **Estoppel Statements Deadline**.

708 **11.3. Estoppel Statements Termination.** Buyer has the Right to Terminate under § 24.1., on or before **Estoppel**
709 **Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if
710 Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to
711 waive any unsatisfactory Estoppel Statement.

712 **CLOSING PROVISIONS**

713 **12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**

714 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable
715 the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is
716 obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a
717 timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any
718 additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and
719 Seller will sign and complete all customary or reasonably required documents at or before Closing.

720 **12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions ☐ Are ☐ Are Not executed with
721 this Contract.

12.3. **Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller agrees to deliver a set of keys for the Property to Buyer. The hour and place of Closing will be as designated by mutual agreement of parties.

12.4. **Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

12.5. **Assignment of Leases.** Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such leases for the Leased Items accepted by Buyer pursuant to § 2.5.7. (Leased Items).

13. TRANSFER OF TITLE. Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing: ☒ special warranty deed ☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ _____ deed. Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing.

Unless otherwise specified in § 29 (Additional Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

14. PAYMENT OF LIENS AND ENCUMBRANCES. Unless agreed to by Buyer in writing, any amounts owed on any liens or encumbrances securing a monetary sum against the Property and Inclusions, including any governmental liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not, and previous years' taxes, will be paid at or before Closing by Seller from the proceeds of this transaction or from any other source.

15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND WITHHOLDING.

15.1. **Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required to be paid at Closing, except as otherwise provided herein. However, if Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for any of the fees contained in this Section, the fees will be paid for by Seller.

15.2. **Closing Services Fee.** The fee for real estate closing services must be paid at Closing by ☐ Buyer ☐ Seller ☒ One-Half by Buyer and One-Half by Seller ☐ Other _____.

15.3. **Association Fees and Required Disbursements.** At least fourteen days prior to **Closing Date**, Seller agrees to promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees associated with or specified in the Status Letter will be paid as follows:

15.3.1. **Status Letter Fee.** Any fee incident to the issuance of Association's Status Letter must be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

15.3.2. **Record Change Fee.** Any Record Change Fee must be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

15.3.3. **Assessments, Reserves or Working Capital.** All assessments required to be paid in advance (other than Association Assessments as defined in § 16.2. (Association Assessments), reserves or working capital due at Closing must be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

15.3.4. **Other Fees.** Any other fee listed in the Status Letter as required to be paid at Closing will be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

15.4. **Local Transfer Tax.** Any Local Transfer Tax must be paid at Closing by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☒ N/A.

15.5. **Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction must be paid when due by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☒ N/A.

15.6. **Private Transfer Fee.** Any private transfer fees and other fees due to a transfer of the Property, payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at Closing by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☒ N/A.

15.7. **Water Transfer Fees.** Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed \$ _____ for:

☐ Water Stock/Certificates ☐ Water District
☐ Augmentation Membership ☐ Small Domestic Water Company ☐ _____
and must be paid at Closing by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

15.8. **Utility Transfer Fees.** Utility transfer fees can change. Any fees to transfer utilities from Seller to Buyer must be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

15.9. **FIRPTA and Colorado Withholding.**

15.9.1. **FIRPTA.** The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐ IS a foreign

person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

15.9.2. Colorado Withholding. The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

16. PRORATIONS AND ASSOCIATION ASSESSMENTS.

16.1. Prorations. The following will be prorated to the Closing Date, except as otherwise provided:

16.1.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of Closing, based on ☐ Taxes for the Calendar Year Immediately Preceding Closing ☒ Most Recent Mill Levy and Most Recent Assessed Valuation, adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled veteran exemption or ☐ Other _____.

16.1.2. Rents. Rents based on ☐ Rents Actually Received ☒ Accrued. At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in writing of such transfer and of the transferee's name and address.

16.1.3. Other Prorations. Water and sewer charges, propane, interest on continuing loan and other utilities. _____.

16.1.4. Final Settlement. Unless otherwise specified in Additional Provisions, these prorations are final.

16.2. Association Assessments. Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to Closing Date by the Association will be the obligation of ☐ Buyer ☐ Seller. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and _____ Association Assessments are subject to change as provided in the Governing Documents.

17. POSSESSION. Possession of the Property and Inclusions will be delivered to Buyer on Possession Date at Possession Time, subject to the Leases as set forth in § 10.6.1.1. and, if applicable, any Post-Closing Occupancy Agreement.

If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of \$ 1000 per day (or any part of a day notwithstanding § 3.3., Day) from Possession Date and Possession Time until possession is delivered.

Buyer represents that Buyer will occupy the Property as Buyer's principal residence unless the following box is checked, then Buyer ☒ Does Not represent that Buyer will occupy the Property as Buyer's principal residence.

☐ If the box is checked, Buyer and Seller agree to execute a Post-Closing Occupancy Agreement.

GENERAL PROVISIONS

18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH. Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

18.1. Causes of Loss, Insurance. In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before Closing Date. Buyer has the Right to Terminate under § 24.1., on or before Closing Date, if the Property is not repaired before Closing Date, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the Closing Date to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney

requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

18.2. Damage, Inclusions and Services. Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

18.3. Condemnation. In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions, but such credit will not include relocation benefits or expenses or exceed the Purchase Price.

18.4. Walk-Through and Verification of Condition. Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

18.5. Home Warranty. Seller and Buyer are aware of the existence of pre-owned home warranty programs that may be purchased and may cover the repair or replacement of such Inclusions.

19. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this Contract, Buyer and Seller acknowledge that their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must be complied with.

20. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

20.1. If Buyer is in Default:

☐ **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty, and the parties agree the amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

20.1.2. Liquidated Damages, Applicable. This § 20.1.2. applies unless the box in § 20.1.1. is checked. Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money amount specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

20.2. If Seller is in Default:

20.2.1. Specific Performance, Damages or Both. Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper. Alternatively, in addition to the per diem in § 17 (Possession) for failure of Seller to timely deliver possession of the Property after Closing occurs, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

20.2.2. Seller's Failure to Perform. In the event Seller fails to perform Seller's obligations under this Contract, to include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such failures to perform under this Contract after Closing. Buyer's rights to pursue the Seller for Seller's failure to perform under this Contract are reserved and survive Closing.

886 **21. LEGAL FEES, COST AND EXPENSES.** Anything to the contrary herein notwithstanding, in the event of any arbitration
887 or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all
888 reasonable costs and expenses, including attorney fees, legal fees and expenses.

889 **22. MEDIATION.** If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties
890 must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps
891 to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is
892 binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator
893 and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire
894 dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that
895 party's last known address (physical or electronic as provided in § 26). Nothing in this Section prohibits either party from filing a
896 lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This
897 Section will not alter any date in this Contract, unless otherwise agreed.

898 **23. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must release the Earnest
899 Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding
900 the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective
901 discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest
902 Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and
903 legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of
904 the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one
905 hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest
906 Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpleaded the monies at the time
907 of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the
908 obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

909 **24. TERMINATION.**

910 **24.1. Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the
911 termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written
912 notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or
913 before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory
914 and waives the Right to Terminate under such provision.

915 **24.2. Effect of Termination.** In the event this Contract is terminated, and all Earnest Money received hereunder is timely
916 returned to Buyer, the parties are relieved of all obligations hereunder, subject to §§ 10.4. and 21.

917 **25. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS.** This Contract, its exhibits and specified
918 addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining
919 thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms
920 of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or
921 obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same.
922 Any successor to a party receives the predecessor's benefits and obligations of this Contract.

923 **26. NOTICE, DELIVERY AND CHOICE OF LAW.**

924 **26.1. Physical Delivery and Notice.** Any document or notice to Buyer or Seller must be in writing, except as provided in
925 § 26.2. and is effective when physically received by such party, any individual named in this Contract to receive documents or
926 notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing
927 must be received by the party, not Broker or Brokerage Firm).

928 **26.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or
929 Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker
930 working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not
931 Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or _____.

932 **26.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address
933 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the
934 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

935 **26.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with
936 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property
937 located in Colorado.

938 **27. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing, by Buyer and
939 Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before
940 **Acceptance Deadline Date and Acceptance Deadline Time.** If accepted, this document will become a contract between Seller and
941 Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such
942 copies taken together are deemed to be a full and complete contract between the parties.

943 **28. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited
944 to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance,**
945 **Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability Due**
946 **Diligence and Source of Water.**

947 **ADDITIONAL PROVISIONS AND ATTACHMENTS**

948 **29. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
949 Commission.)

950 See Addendum.
951
952
953
954
955
956
957
958
959

960 **30. OTHER DOCUMENTS.**

961 ~~30.1. Documents Part of Contract. The following documents are a part of this Contract:~~

962 ~~30.1.1. Post-Closing Occupancy Agreement. If the Post-Closing Occupancy Agreement box is checked in § 17~~
963 ~~the Post-Closing Occupancy Agreement is a part of this Contract.~~
964
965
966

967 ~~30.2. Documents Not Part of Contract. The following documents have been provided but are not a part of this Contract:~~
968
969
970
971

972 **SIGNATURES**

973 Buyer's Name: Town of Snowmass Village, Colorado

Buyer's Name: _____


Buyer's Signature

12/18/23
Date

Buyer's Signature

Date

Address: _____

Address: _____

Phone No.: _____

Phone No.: _____

Fax No.: _____

Fax No.: _____

Email Address: _____

Email Address: _____

974 [NOTE: If this offer is being countered or rejected, do not sign this document.]

Seller's Name: Aspen School District No. 1 (RE)

Seller's Name: _____

Christa Meyer 12/13/23
Seller's Signature Date

Seller's Signature Date

Address: _____
Phone No.: _____
Fax No.: _____
Email Address: _____

Address: _____
Phone No.: _____
Fax No.: _____
Email Address: _____

END OF CONTRACT TO BUY AND SELL REAL ESTATE

~~BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE~~

~~A. Broker Working With Buyer~~

Broker ☐ Does ☐ Does Not acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a ☐ Buyer's Agent ☐ Transaction Broker in this transaction.

☐ Customer. Broker has no brokerage relationship with Buyer. See § B for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by ☐ Listing Brokerage Firm ☐ Buyer ☐ Other _____.

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: _____
Brokerage Firm's License #: _____
Broker's Name: _____
Broker's License #: _____

Broker's Signature Date

Address: _____
Phone No.: _____
Fax No.: _____
Email Address: _____

~~B. Broker Working with Seller~~

Broker ☐ Does ☐ Does Not acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to

~~Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.~~

~~Broker is working with Seller as a~~ ☐ ~~Seller's Agent~~ ☐ ~~Transaction Broker in this transaction.~~

☐ ~~Customer. Broker has no brokerage relationship with Seller. See § A for Broker's brokerage relationship with Buyer.~~

Brokerage Firm's compensation or commission is to be paid by ☐ Seller ☐ Buyer ☐ Other _____:

~~This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.~~

Brokerage Firm's Name:

Brokerage Firm's License #:

Broker's Name:

Broker's License #:

Broker's Signature

Date

Address:

Phone No.:

Fax No.:

Email Address:

977

Addendum to Contract to Buy and Sell Real Estate

Seller: Aspen School District No. 1 (RE) ("Seller" or "ASD")
Buyer: Town of Snowmass Village, Colorado ("Buyer" or the "Town")

29. ADDITIONAL PROVISIONS:

29.1. Property. A portion of:

LOT 2, THE TIMBERS AT SNOWMASS PLANNED UNIT DEVELOPMENT ACCORDING TO THE FINAL SUBDIVISION PLAT RECORDED JANUARY 16, 2001 IN PLAT BOOK 56 AT PAGE 50 UNDER RECEPTION NO. 450576.
PITKIN COUNTY, STATE OF COLORADO.

The Property shall consist of a to-be-created parcel (the "Property") within Lot 2 of the Timbers PUD that contains the existing 8-unit residential apartment building on Lot 2, together with all appurtenances thereto, which will be created in accordance with Section 29.2.

- 29.2. Contingent upon Subdivision. The Parties agree to jointly pursue a subdivision/replat of Lot 2 to create a planned community with two individual lots (the "Property" and a second parcel containing the existing 10-unit residential apartment building on Lot 2) and common area to be shared by the two new parcels. A corresponding 2-unit owners association will be formed to manage the common elements. The Parties agree to work together on accomplishing this subdivision in a manner that is fair and equitable for both parties, including appropriate allocation of common expenses and assignment of limited common elements (e.g. parking). The Parties further agree to consider alternative subdivision options in the event the foregoing subdivision plan poses challenges. Upon mutual execution of this Contract, the Parties will schedule a pre-application meeting with the Town's Planning Department for the proposed subdivision; however, the parties must jointly agree to incur major expenses (such as surveying work and preparing the land use application) prior to the Contract being ratified or approved by Seller's and Buyer's respective boards as described in Sections 29.6 and 29.7. If necessary, ASD will provide a letter of authority authorizing the Town to prosecute the land use application. Notwithstanding any contrary provision, Seller's consent is required prior to accepting any land use approvals, in Seller's reasonable discretion and which shall not be unreasonably withheld. Closing is contingent upon the Parties receiving a final approval by the Town Council of the Town of Snowmass Village of a land use application to subdivide Lot 2 to create the Property as described herein and in a manner that is acceptable to Buyer and Seller. In the event Lot 2 cannot be subdivided in a manner acceptable to Buyer and Seller, or if no approvals are offered or granted by November 30, 2024, or if the shared costs of the subdivision process exceed \$100,000 in the aggregate, then either party shall have the right to terminate the Contract and Buyer will be entitled to the return of its Earnest Money.

Seller's 10-unit building will not be subjected in any way to a deed restriction or affordable housing mitigation plan or any other restriction on the existing free-market status of Seller's 10-unit building, whether by restriction, covenant, or otherwise as part of the land use/subdivision process pursuant to this Contract to subdivide Lot 2. In addition, Seller's share of the rights and responsibilities and expenses of the association for the two buildings shall not be augmented in favor of Buyer's units because of their deed restricted status (e.g. by capping the deed restricted units' financial obligations) as part of the land use/subdivision process pursuant to this Contract to subdivide Lot 2.

- 29.2.1. Cost Sharing/Central Plan Agreement. If not contained in a Declaration as part of any subdivision, the Parties will work cooperatively on the preparation of an Agreement regarding cost sharing and management of the property.
- 29.2.2. Property Manager. The Parties will work cooperatively on the selection of a property manager for the entire Property.

- 29.2.3. **Costs.** ASD will reimburse the Town for half of any costs required to be paid by the Town as part of the subdivision process. To the extent third-party professional planners or legal counsel need to be retained to process the subdivision application, the Parties shall share their costs. The Parties agree to engage Patrick Rawley, AICP, and Jeff Conklin, Town Attorney, to assist in prosecuting the land use/subdivision application described in paragraph 26.2. The Parties agree Seller's counsel, Lucas Peck of Peck Fiegenbaum PC, will prepare the initial condominium declaration and associated governing documents, and the Parties will equally divide the initial cost of that work. Subsequent review and modifications to the proposed declaration will be at ASD's and the Town's discretion through their individual legal counsel and at their own expense. Other than as expressly set forth in this Addendum, ASD and the Town shall each be responsible for their own legal expenses and other fees incurred in the preparation of the Contract, documents related to this transaction, and otherwise related to the performance of this Contract.
- 29.3. **Closing.** Closing shall be not later than 35 days after recordation of a subdivision plat pursuant to Section 29.2 to create the Property.
- 29.4. **Due Diligence.** Seller shall provide Buyer all relevant documents and information in its possession regarding the Property, including any rent rolls, inspection reports, title commitments, surveys, leases, etc.
- 29.5. **Right of First Option to Purchase.** The parties agree to grant reciprocal rights of first option to purchase on the future sale of the parcels to be created as part of the subdivision. Thus, Seller will grant Buyer a right of first option to purchase on the parcel create that it will retain ownership of and Buyer will grant Seller a right of first option to purchase on the Property. The parties agree to work cooperatively on the form of such rights of first option to purchase, which shall be recorded contemporaneous with closing.
- 29.6. **Lease Renewals and Readiness Costs.** Following the execution of this Contract, the Town shall assume responsibility, with cooperation from ASD, for handling the lease renewal process of units that will or do become vacant within the Property and for "readiness costs," including flooring, appliances, toilets, paint, and other common wear and tear rental expenses, if and as needed, reasonably incurred by ASD which will be reimbursed by the Town to ASD at Closing. All revenues and expenses other than readiness costs shall be Seller's until Closing, with accrued revenues and expenses pro-rated through the Closing date. In the event the Contract is terminated, this provision shall be of no further force or effect.
- 29.7. **Town Council Approval:** This Contract requires and is contingent upon the approval of Town Council of the Town of Snowmass Village in accordance with the Town Charter. In the event Town Council does not approve this Contract within 90 days of MEC, this Contract shall be null and void and of no legal effect. Further, in such case, Seller and Buyer shall each be responsible for all of their respective costs incurred related to the prospective purchase of the Property and/or arising from the Contract and Buyer shall entitled to return of earnest money.
- 29.8. **Board of Education Approval.** This Contract requires and is contingent upon the approval of Seller's Board of Education. In the event the Board of Education does not approve this Contract within 90 days of MEC, this Contract shall be null and void and of no legal effect. Further, in such case, Seller and Buyer shall each be responsible for all of their respective costs incurred related to the prospective purchase of the Property and/or arising from the Contract and Buyer shall entitled to return of earnest money.
- 29.9. **No Brokers:** Each party represents to the other that they have incurred no obligation to a realtor or real estate broker for services rendered in connection with this Contract or the Property and that no brokers or other intermediaries are entitled to receive brokerage commission or fees or other compensation out of or with respect to the sale of the Property. The Parties are represented by their attorneys in this transaction, as follows:

Buyer's Attorney: Jeffrey J. Conklin, Karp Neu Hanlon, P.C., 201 14th Street, Suite 200, P.O. Drawer 2030, Glenwood Springs, CO 81601; email: jjc@mountainlawfirm.com

Seller's Attorney: Lucas Peck, Peck Feigenbaum, P.C., 132 Midland Avenue, Suite 4, Basalt, CO 81621;
lucas@rfvlaw.com

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

December 18, 2023

AGENDA ITEM:

8.B. Business Survey Results & Discussion

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

In early 2023, the Town Council adopted and updated goals statement. The second stated strategic goal of this Town Council is to *Preserve, Protect and Retain Locally Owned AND Locally Serving Businesses*. This goal also states:

The Council recognizes that the Village is a tourist economy and that locally owned and locally serving businesses need support. The Council firmly believes that such businesses build community through relationships, creating places and reasons for people to gather, and are critical to the community's character. The Council will work to prioritize and incentivize the needs of our local business community and will safeguard a high-quality visitor experience while focusing efforts to serve local residents first and foremost. If it is good for local residents, then it also benefits our guests.

The Town Council began soliciting feedback from locally-serving businesses in the latter part of 2023 to gather information that would help the Council make informed decisions with respect to this strategic goal. On November 27, an opportunity to provide feedback to the Council was provided to the business community. This event was attended by approximately 25 business representatives who shared their ideas with the Town Council and staff. Those who attended reported that the event was valuable and that they felt heard by the Town.

For approximately one month, a survey was conducted of locally serving businesses to gather additional information. The survey was provided in an open format, online using the SurveyMonkey platform. The survey consisted of 20 questions based on input from the Council. Questions aimed to gather information about a business' experience in Snowmass Village, which includes questions regarding challenges and support needed from the Town.

At the time this staff report was drafted, there were 17 responses, a summary of which is provided. The majority of responses were from restaurants and retail stores within town. Most respondents reported that their business is open year-round within the Base Village, Snowmass Mall and Snowmass Center commercial areas.

Staffing and property costs (rent) were reported as the greatest challenges to running a business in Snowmass Village. These two reasons were also cited as the reason a business would choose to leave Snowmass Village. Workforce housing was identified as the most desired form of support. Another issue that was identified by respondents included a lack of volume or customer traffic, which was also cited as a reason for not operating in the off season. Most businesses reported serving daytime visitors and tourists as opposed to true locals. Special events and other support from the Tourism Department were identified as helpful to businesses.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

This item applies to the stated Council Goal: *Preserve, Protect and Retain Locally Owned AND Locally Serving Businesses*

COUNCIL OPTIONS:

This item is intended for discussion and possible direction by the Town Council.

STAFF RECOMMENDATION:

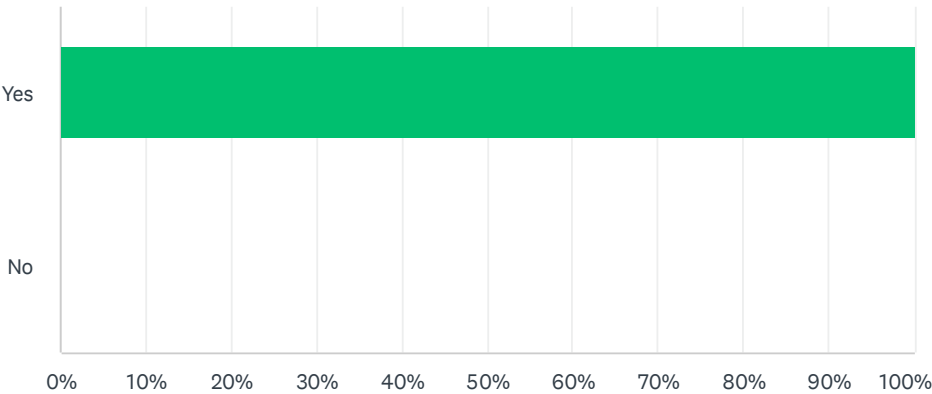
This item is intended for discussion and possible direction by the Town Council.

ATTACHMENTS:

- 1) Business Survey Results

Q1 Do you own or operate a business within the Town of Snowmass Village? [Select One]

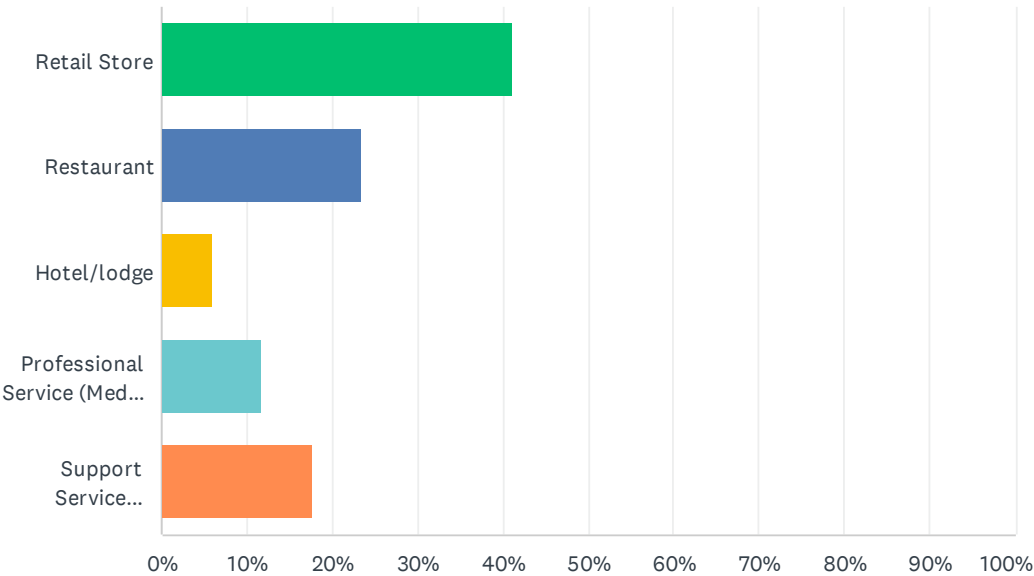
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		100.00%	17
No		0.00%	0
TOTAL			17

Q2 What type of business are you? [Select One]

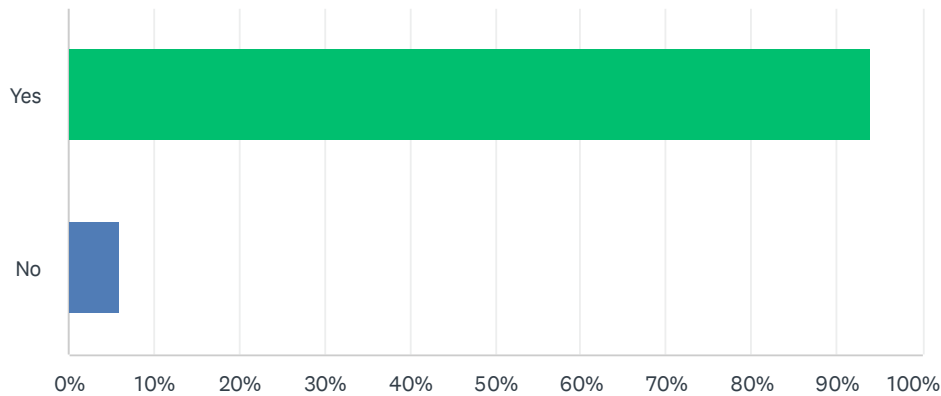
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Retail Store	41.18%	7
Restaurant	23.53%	4
Hotel/lodge	5.88%	1
Professional Service (Medial Office, Real Estate, Legal Services, Coworking Space, etc.)	11.76%	2
Support Service (Property Management, Trade Services, Animal Care, Landscape Management, Other Services)	17.65%	3
TOTAL		17

Q3 Does your business have a physical presence in Snowmass Village?
(i.e., brick & mortar/storefront) [Select One]

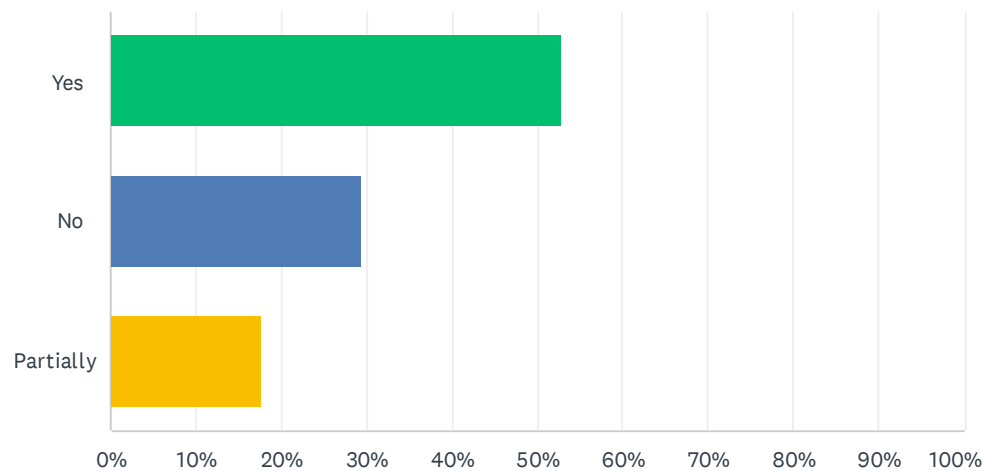
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		94.12%	16
No		5.88%	1
TOTAL			17

Q4 Does your business operate in the offseason? [Select One]

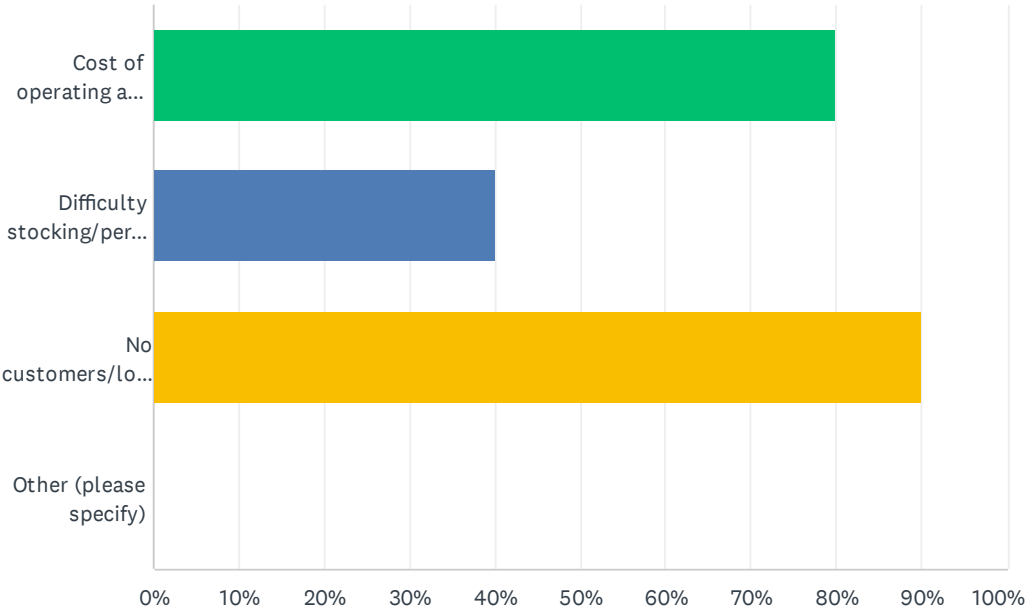
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		52.94%	9
No		29.41%	5
Partially		17.65%	3
TOTAL			17

Q5 If your business does not operate in the offseason, why? [Select All That Apply]

Answered: 10 Skipped: 7

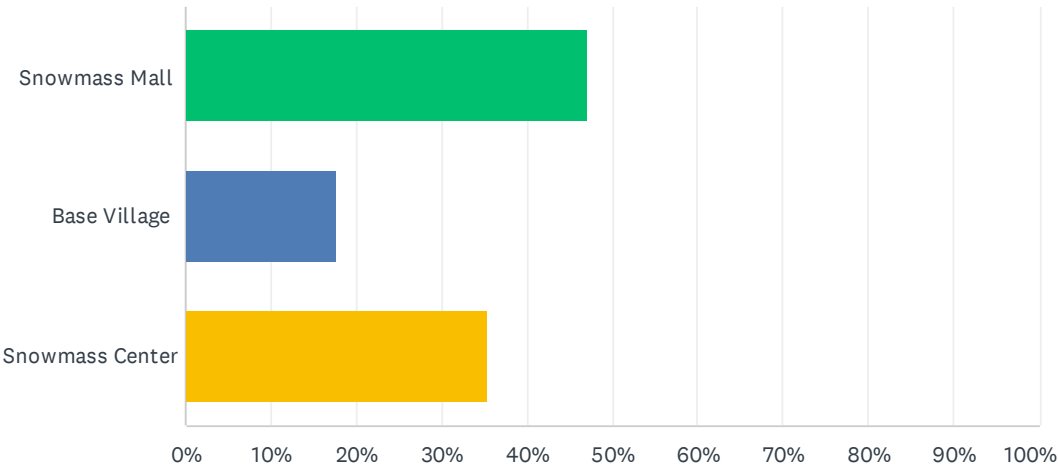


ANSWER CHOICES	RESPONSES	
Cost of operating a business (rent, staffing, etc.)	80.00%	8
Difficulty stocking/perishable inventory	40.00%	4
No customers/low volume	90.00%	9
Other (please specify)	0.00%	0
Total Respondents: 10		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 Where is your business located? [Select One]

Answered: 17 Skipped: 0

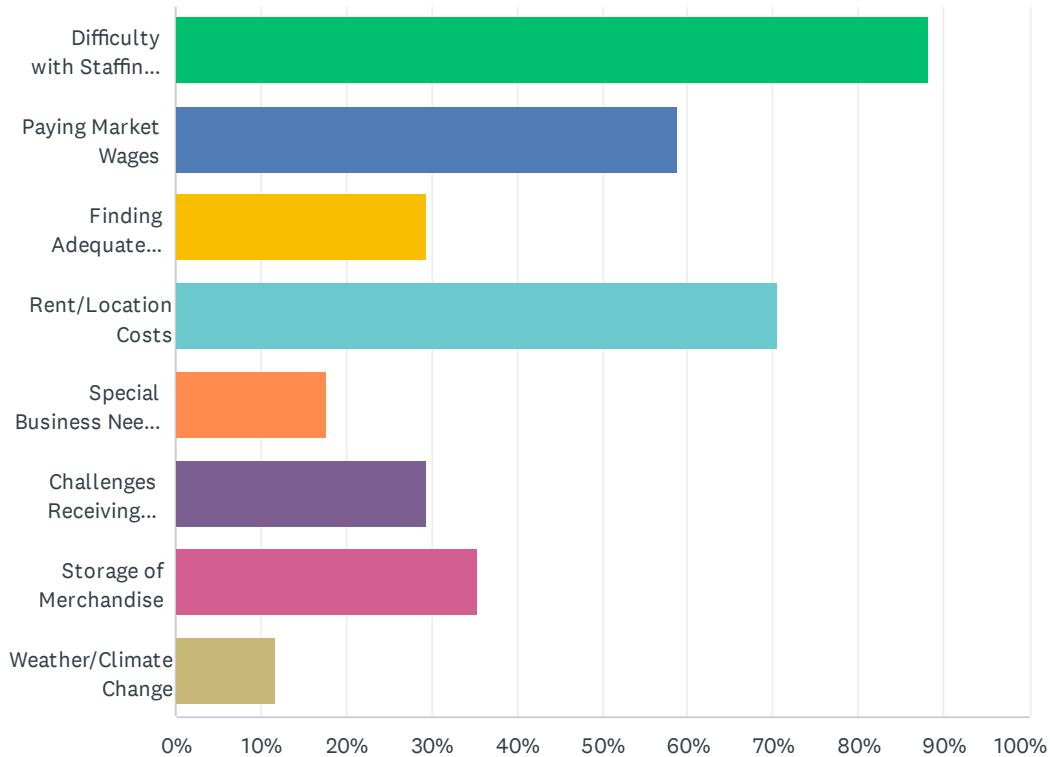


ANSWER CHOICES		RESPONSES
Snowmass Mall		47.06% 8
Base Village		17.65% 3
Snowmass Center		35.29% 6
TOTAL		17

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q7 What challenges do you face running a business in Snowmass Village? [Select All That Apply]

Answered: 17 Skipped: 0

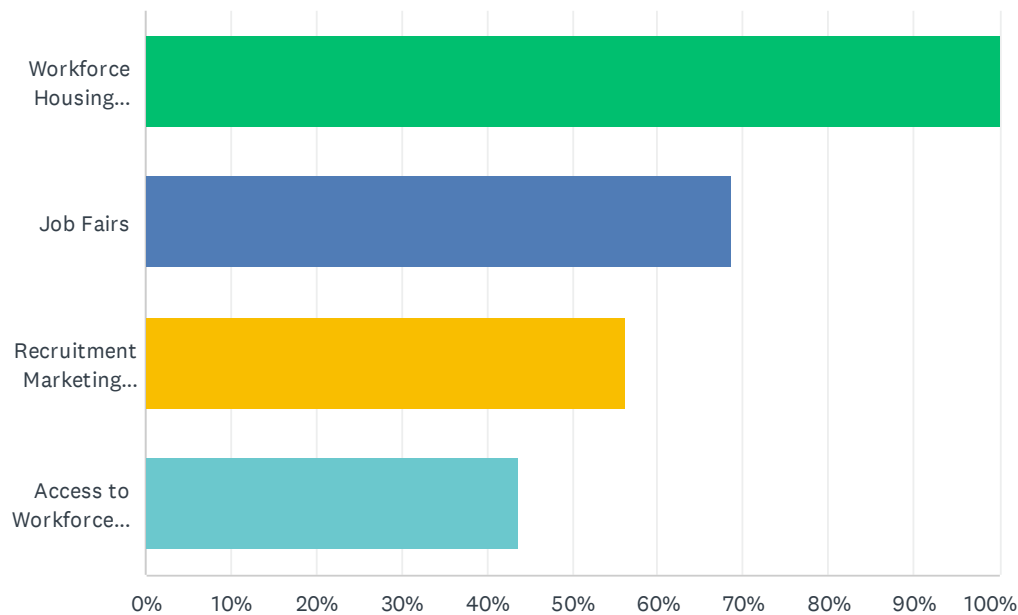


ANSWER CHOICES	RESPONSES	
Difficulty with Staffing (Recruitment, Retention, Finding Qualified Staff, etc.)	88.24%	15
Paying Market Wages	58.82%	10
Finding Adequate Commercial Space	29.41%	5
Rent/Location Costs	70.59%	12
Special Business Needs (Internet Access, Specialized Equipment, etc.)	17.65%	3
Challenges Receiving Deliveries/Inventory	29.41%	5
Storage of Merchandise	35.29%	6
Weather/Climate Change	11.76%	2
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	TOSV Marketing campaigns, promotional events, and overall budgets appear to be overly concentrated on the Collective and BV. TOSV fails to recognize that the Mall and the Center is where their constituency spends lots of their time and money. Not BV. More focus and priority should be made to support these longstanding commerce centers.	11/20/2023 10:47 AM

Q8 If staffing is a challenge to your business, how can the Town support your business? [Select All That Apply]

Answered: 16 Skipped: 1

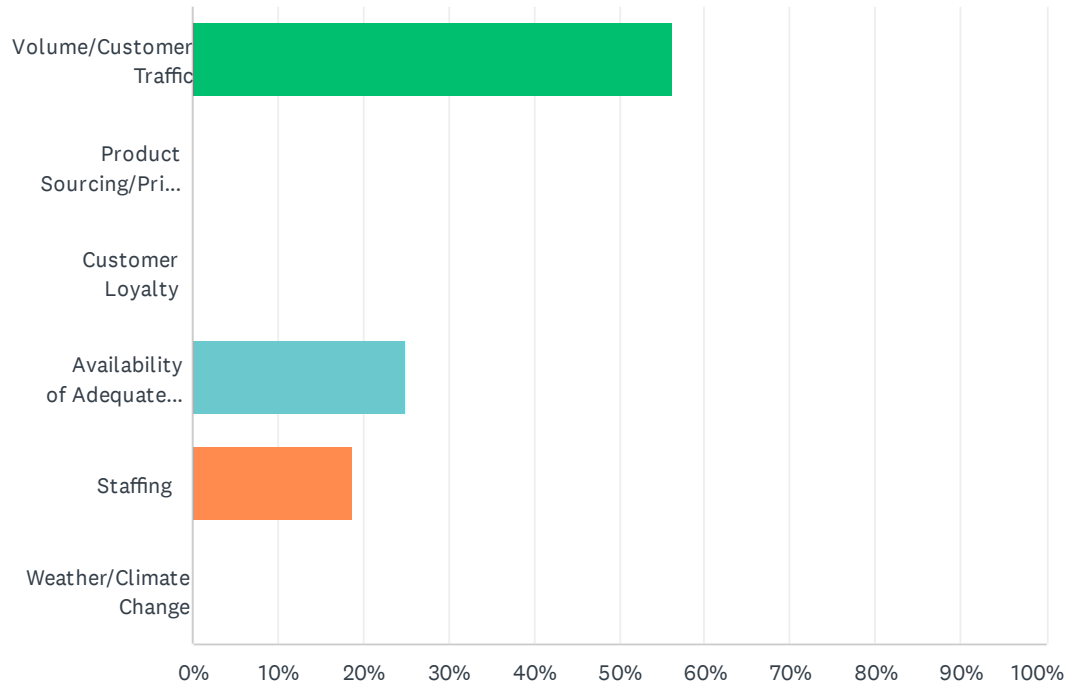


ANSWER CHOICES		RESPONSES	
Workforce Housing Assistance		100.00%	16
Job Fairs		68.75%	11
Recruitment Marketing Support		56.25%	9
Access to Workforce Childcare		43.75%	7
Total Respondents: 16			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q9 What is the greatest impediment to your business's bottom line? [Select One]

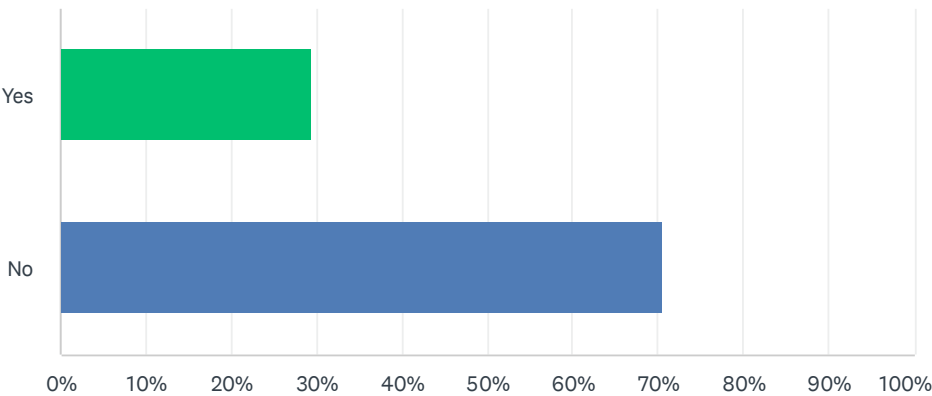
Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES	
Volume/Customer Traffic	56.25%	9
Product Sourcing/Price Sensitivity	0.00%	0
Customer Loyalty	0.00%	0
Availability of Adequate Commercial Space	25.00%	4
Staffing	18.75%	3
Weather/Climate Change	0.00%	0
TOTAL		16

Q10 Does your business receive enough volume/traffic? [Select One]

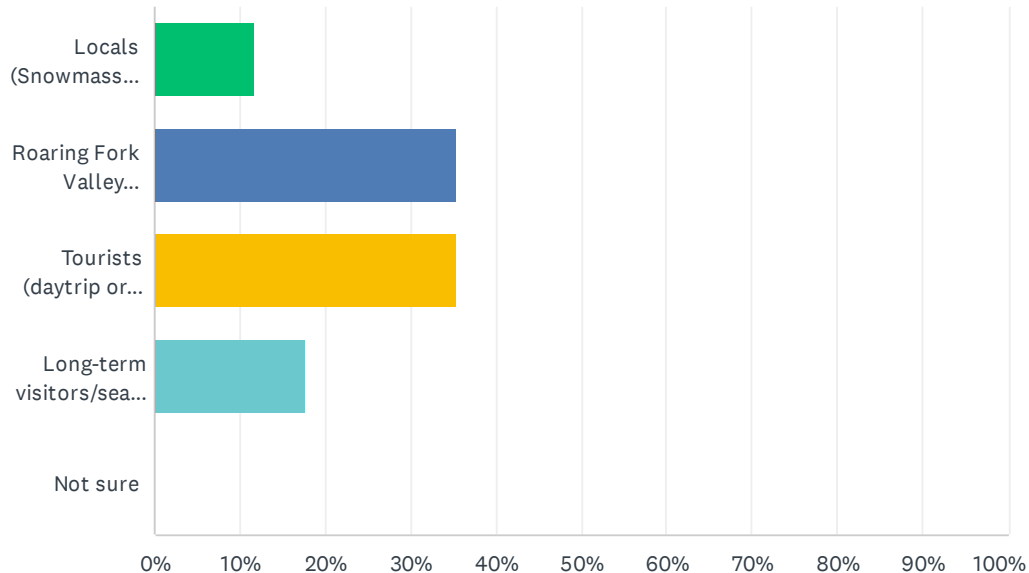
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		29.41%	5
No		70.59%	12
TOTAL			17

Q11 Which demographic makes up the majority of your business's customer base? [Select One]

Answered: 17 Skipped: 0

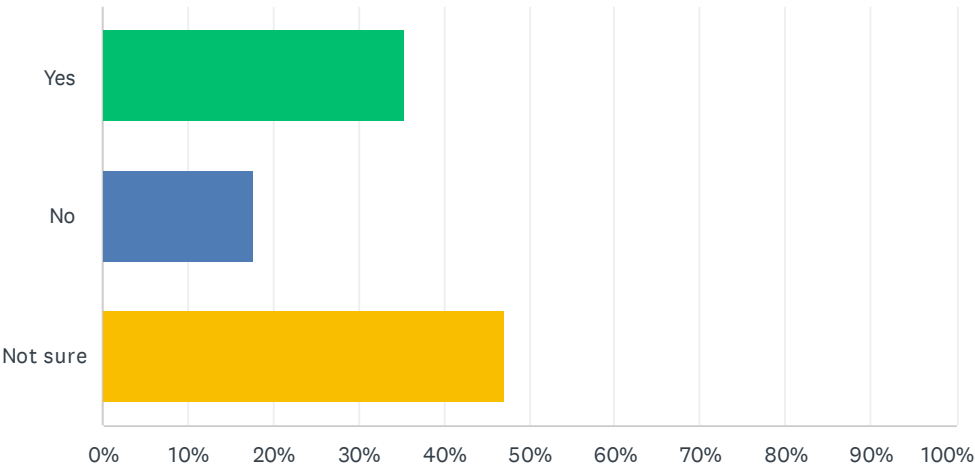


ANSWER CHOICES	RESPONSES	
Locals (Snowmass Village)	11.76%	2
Roaring Fork Valley Residents	35.29%	6
Tourists (daytrip or weekend traffic)	35.29%	6
Long-term visitors/seasonal residents	17.65%	3
Not sure	0.00%	0
TOTAL		17

#	OTHER (PLEASE SPECIFY)	DATE
1	We rely heavily on our winter skier traffic. Summer traffic is much different and we do not get the volume. We also compete with fanny hill liquor sales and free rich, dessert giveaways on the mall during happy hour in winter. tourism events should support business and not compete. and then to get business back, put out an rfp to supply the goods to guest services. its spending dollars in the wrong direction.	11/28/2023 5:00 PM
2	And tourists	11/27/2023 6:53 PM

Q12 Thinking of your customer base, do you have enough returning customers? [Select One]

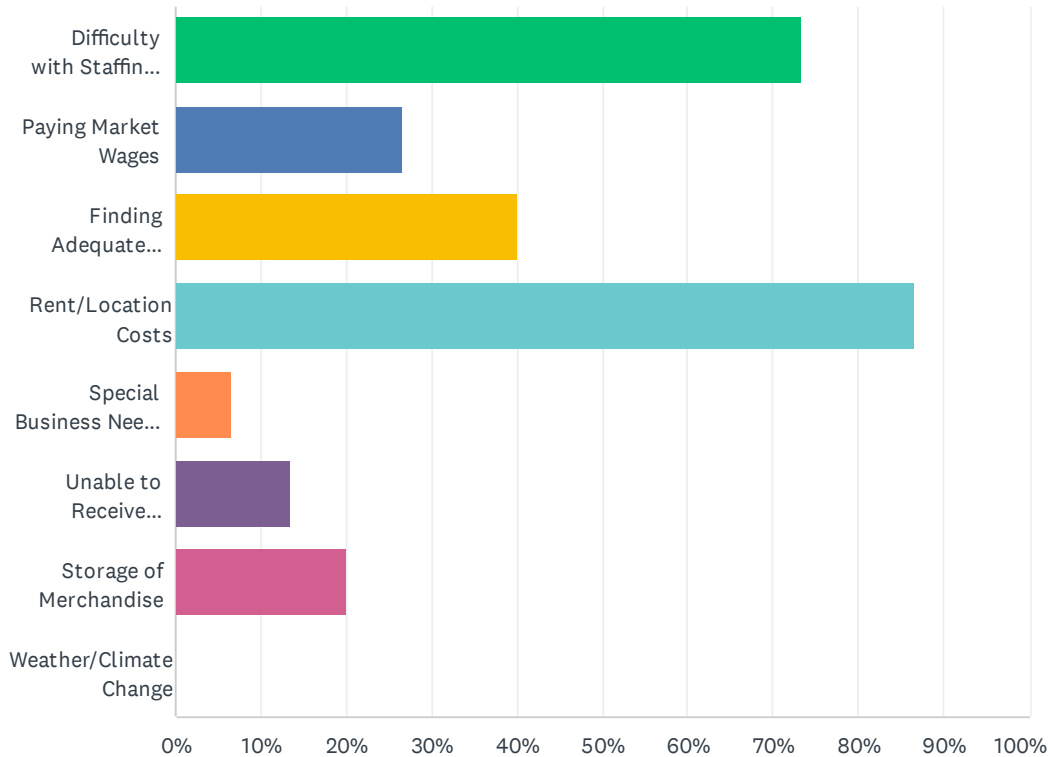
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		35.29%	6
No		17.65%	3
Not sure		47.06%	8
TOTAL			17

Q13 For what reasons would you consider moving your business outside of Snowmass Village? [Select All That Apply]

Answered: 15 Skipped: 2

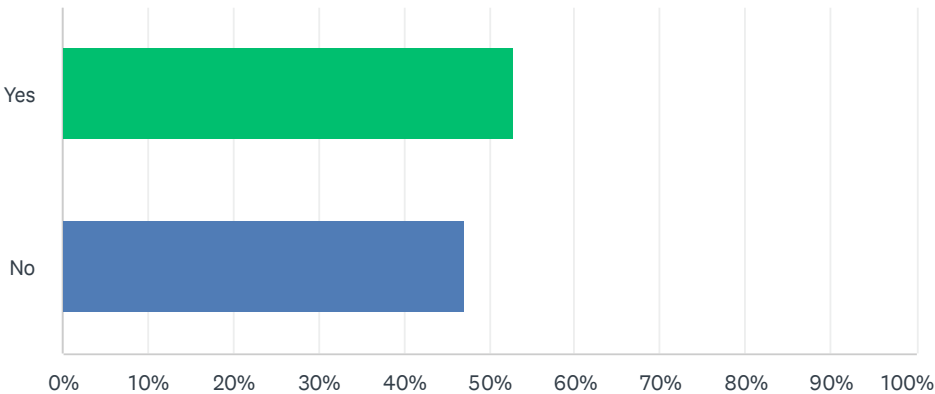


ANSWER CHOICES	RESPONSES	
Difficulty with Staffing (Recruitment, Retention, Finding Qualified Staff, etc.)	73.33%	11
Paying Market Wages	26.67%	4
Finding Adequate Commercial Space	40.00%	6
Rent/Location Costs	86.67%	13
Special Business Needs (Internet Access, Specialized Equipment, etc.)	6.67%	1
Unable to Receive Deliveries/Inventory	13.33%	2
Storage of Merchandise	20.00%	3
Weather/Climate Change	0.00%	0
Total Respondents: 15		

#	OTHER (PLEASE SPECIFY)	DATE
1	the major obstacle is volume. we have about 5 months to carry us through running a business for 12 months	11/28/2023 5:00 PM
2	Amount of tourists visiting and staying in are. Aspen is much more preferable for most. Not enough infrastructure, ie, restuarants in the area.	11/18/2023 2:55 PM

Q14 Are you familiar with the business support resources provided by the Tourism Department? (e.g., photography services, website support, marketing opportunities, etc.) [Select One]

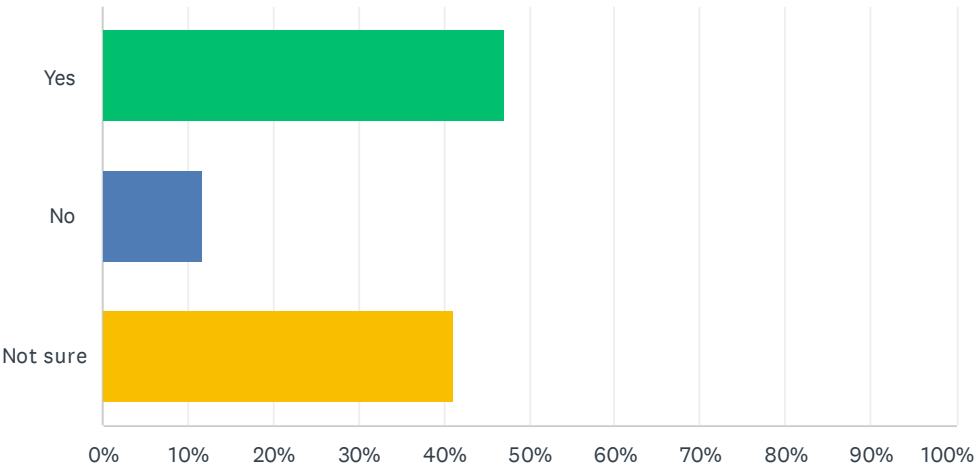
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	52.94%	9
No	47.06%	8
TOTAL		17

Q15 Do the special events held within the Town of Snowmass Village drive customers to your business? [Select One]

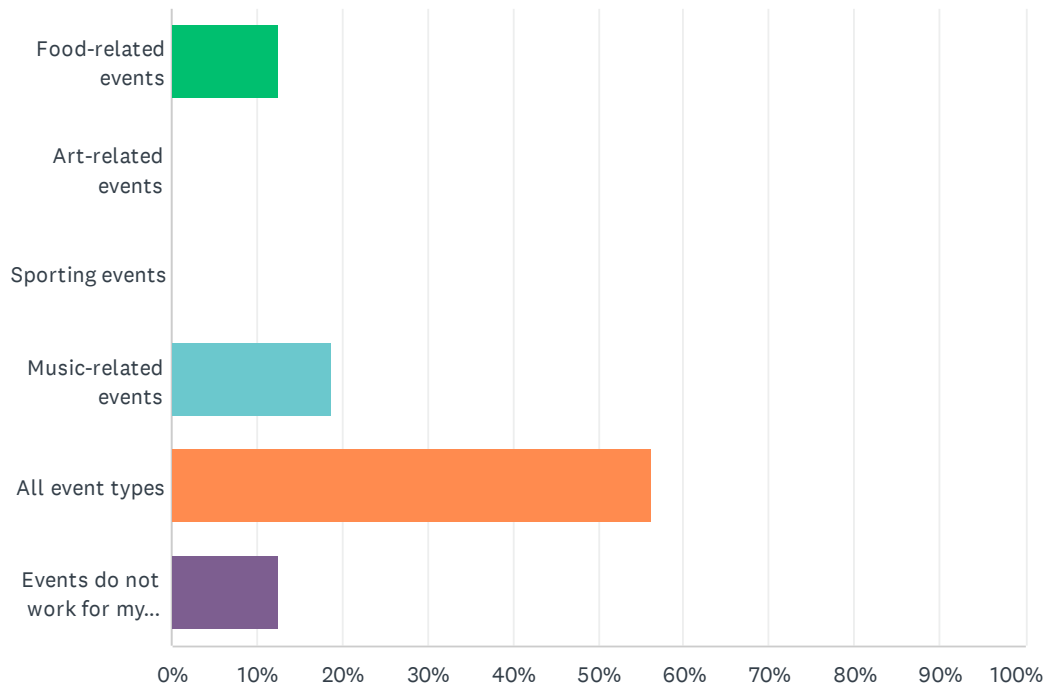
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		47.06%	8
No		11.76%	2
Not sure		41.18%	7
TOTAL			17

Q16 Which special event type works for your business?

Answered: 16 Skipped: 1

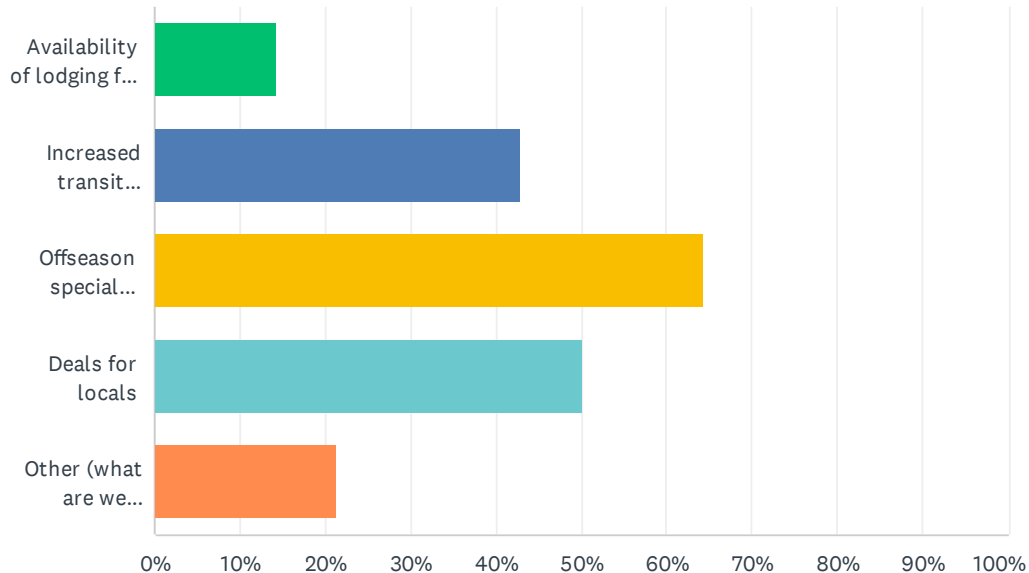


ANSWER CHOICES	RESPONSES	
Food-related events	12.50%	2
Art-related events	0.00%	0
Sporting events	0.00%	0
Music-related events	18.75%	3
All event types	56.25%	9
Events do not work for my business	12.50%	2
TOTAL		16

#	OTHER (PLEASE SPECIFY)	DATE
1	Really it's just anything that generates more traffic. The primary driver for our business is ski season and bike season. We sell gear that caters to those sports, so other events etc are really just a bonus (they don't hurt!)	11/27/2023 6:53 PM
2	Sport mountain related activities	11/18/2023 2:55 PM

Q17 Which type of offseason support would help your business? [Select All That Apply]

Answered: 14 Skipped: 3

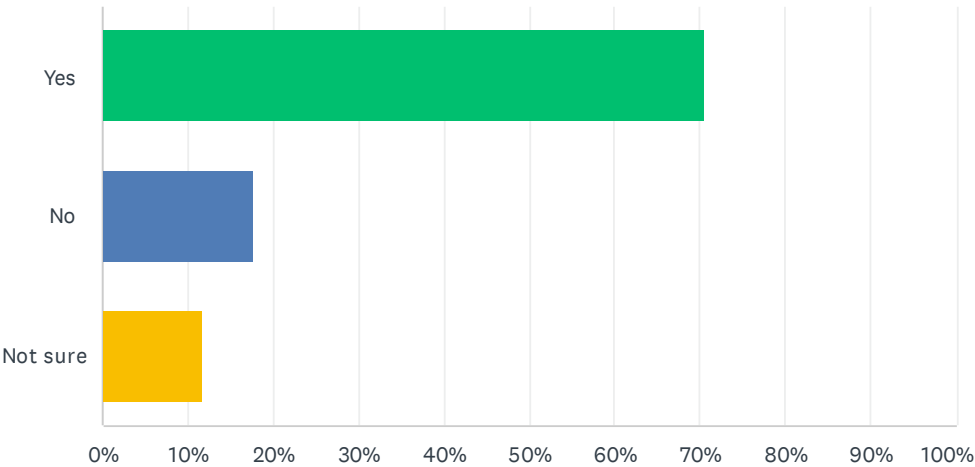


ANSWER CHOICES	RESPONSES	
Availability of lodging for customers	14.29%	2
Increased transit services (Increased SkyCab operation, more frequent busses, etc.)	42.86%	6
Offseason special events/programming	64.29%	9
Deals for locals	50.00%	7
Other (what are we missing?)	21.43%	3
Total Respondents: 14		

#	OTHER (WHAT ARE WE MISSING?)	DATE
1	More Tourists , locals do not shop our business especially in the off season	11/30/2023 5:33 PM
2	It has gotten better since 2015 with foot traffic in September and events the weekends.	11/28/2023 5:00 PM
3	I'm not totally sure how to answer this one. Rent subsidies during off-season would be a good short term solution. Long term: creating a community in snowmass that harbors and employs locals all year round. We need locals to support our businesses in the off-season(s) if tourist traffic remains null during those times.	11/27/2023 6:53 PM

Q18 Does the Thursday night concert add value to your business? [Select One]

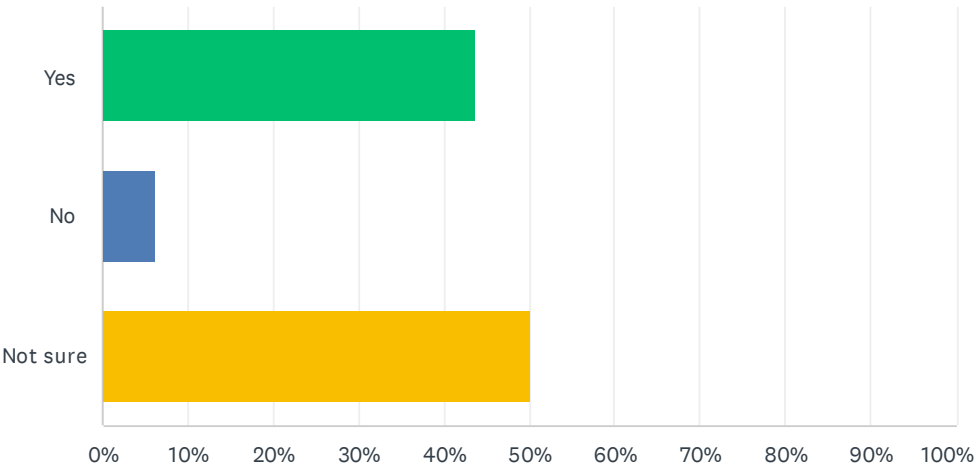
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		70.59%	12
No		17.65%	3
Not sure		11.76%	2
TOTAL			17

Q19 Would regularly scheduled winter events (e.g., Thursday night concerts) help your business? [Select One]

Answered: 16 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		43.75%	7
No		6.25%	1
Not sure		50.00%	8
TOTAL			16

Q20 Anything you want us to know?

Answered: 7 Skipped: 10

#	RESPONSES	DATE
1	More housing!	12/13/2023 4:30 PM
2	Employee housing is always a primary concern for us	12/10/2023 3:55 PM
3	Snowmass is built on many things. 2 things that stand out are music & art. From John Denver to Lukas Nelson on Fanny Hill...we have rich musical roots. Keep bringing big names to fanny hill and the crowds will follow.	11/28/2023 5:00 PM
4	We want to serve locals more but our off-seasons are too slow and scare locals away.	11/28/2023 10:29 AM
5	We're thankful for the opportunity to meet and discuss these things with you guys 🙏	11/27/2023 6:53 PM
6	Employee housing is desperately needed in SMV. Not large SF homes but more seasonal/workforce housing products. At or near the commercial nodes (Mall, Center) of SMV.	11/20/2023 10:47 AM
7	Need more infrastructure, restaurants and retail to keep visitors in Snowmass.	11/18/2023 2:55 PM

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

December 18, 2023

AGENDA ITEM:

Appointing new members to Town Boards.

PRESENTED BY:

Megan Boucher, Town Clerk

BACKGROUND:

Section 8.3 of the Home Rule Charter provides guidance on the governance of the Town's volunteer boards and commissions. Section 8.3 states that members of all boards and commissions shall be appointed by the Town Council, sets limits on the terms of members on certain boards and commissions, and outlines procedure for expired terms, resignations, and vacancies.

Town Council reviews applications for vacant boards and commissions seats annually. Open positions have been publicly posted and published in accordance with the terms and conditions of the Home Rule Charter. The Town Council reviewed application and interviewed applicants. At a meeting on December 11, the Council discussed, and directed staff to draft a resolution appointing new members to open seats in SAAB, CGRB and MGS&SE boards.

Listed below are the appointments to open seats on following boards for Resolution 35, Series of 2023:

Snowmass Arts Advisory Board

Gray Warr	2yr term - Expires 12/25
Lindsay Fortier	2yr term - Expires 12/25
Lois Upper	2yr term – Expires 12/25
Leslie Desmond	2yr-term – Expires 12/25
Geoff Kanter	2yr-term – Expires 12/25

Citizens Grant Review Board

Caroline Heivly	3yr term – Expires 12/26
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Marketing, Group Sales & Special Events Board

Jami Downs – Lodging	3yr term – Expires 12/26
Tim McMahon – Retail	3yr term – Expires 12/26

Guion Stewart-Moore – Ex-Facto - Developer 3yr term – Expires 12/26
Deric Gunshor – SkiCo 3yr term – Expired 12/26

Council directed staff to create some criteria for consideration as well as a draft resolution for the remaining open seats on the EAB, FAB, PTRAB, and POSTR boards.

In addition to criteria found in the Municipal Code (highlighted in attachment C), Council discussed the following criteria at the 12/11/23 Work Session: diversity in experience, diversity in representation from different local businesses, enthusiasm to serve, skill sets, willingness to reflect on established TOSV Council Goals and the Comprehensive Plan.

Environmental Advisory Board - Shall consist of 7 members - 5 At-Large & 2 with specialized expertise CORE & HC or Pitkin County Energy Management Program
Staff Liaison: Greg LeBlanc

3 At-Large Seats Available

plus

*1 Holy Cross Seat Available

4 total SEATS available

Current Members:

*Steiner, Mike -specialty Holy Cross – **Reapplied** (attended 7/11 meetings)

Wickes, Andrew – at-Large. **Reapplied** (attended 8/11 meetings)

NEW applicants:

Smith, Darrell – only applied to EAB, interviewed 11/20

Paschal, Rebecca – only applied to EAB, interviewed 11/20

Neerukunda, Shashi – only applied to EAB, interview 12/11

Singer, Charlie – Applied to FAB but would consider EAB/POSTR, interviewed 12/4

Forman, Keenan - Applied for PC and would consider EAB, interviewed 11/13

Financial Advisory Board - Shall consist of UP TO 7 seats

Staff Liaison: Marianne Rakowski

7 current members

3 Seats available.

Current Members:

Light, Andrew – **Reapplied** (attended 2/3 meetings)

Rachofsky, David – **Reapplied** (attended 3/3 meetings)

Sirianni, Phil Jr. – **Reapplied** (attended 2/3 meetings)

NEW Applicants:

Singer, Charlie – Would consider EAB, interviewed 12/4

Mendelsohn, Duncan – Would consider POSTR, interviewed 12/4

Mettelman, Edward – Only FAB, interviewed 11/20

Parks, Open Space, Trails & Recreation Advisory Board - Shall be min 7 and max of 15 - all At-Large

Staff Liaison: Andy Worline

10 current members

7 Seats available.

Current Member:

Beavers, Brett – **Reapplied** (attended 2/6 meetings)

NEW Applicants:

Gillis, Alycia – Only POSTR, interviewed 12/4

McCready, Ellen – Only POSTR, interviewed 11/20

Long, Ian – Only POSTR, interviewed 11/13

Sweeney, John – Only POSTR, interviewed 12/4

Van Etten, Suzanne – Only POSTR, interviewed 11/20

Singer, Charlie, Applied for FAB and would consider EAB/POSTR, interviewed 12/4

Mendelsohn, Duncan – Applied FAB and would consider POSTR, interviewed 12/4

Part-Time Residents Advisory Board (SMV not primary residence) – Shall consist of 7 members. 3 - Condo/Townhome/multi family dwelling; 2 – single family homes; 2 – at-Large

1 Seat available.

Current Member:

Steinberg, Jeff – condo/townhome/multi family dwelling – **Reapplied** (attended 6/11 meetings)

New Applicant:

Weinrot, Dana – Only applied PTRAB, interview 12/11

COUNCIL OPTIONS:

Approve, Modify or Deny Resolution No. 35, Series of 2023

Modify and approve Resolution No. 36, Series of 2023 to identify appointed members to FAB, EAB, PTRAB & POSTR Boards.

Bring modified Resolution No. 36, Series of 2023 back for approval at the January 2, 2024 meeting.

STAFF RECOMMENDATION:

Approve Resolution No. 35, Series of 2023

Modify and approve Resolution No. 36, Series of 2023

ATTACHMENTS:

- A. Resolution No. 35, Series of 2023 – DRAFT
- B. Resolution No. 36, Series of 2023 - DRAFT
- C. Municipal Code for Boards

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 35
SERIES OF 2023**

A RESOLUTION APPOINTING MEMBERS TO THE CITIZENS GRANT REVIEW BOARD, MARKETING, GROUP SALES & SPECIAL EVENTS BOARD, AND SNOWMASS ARTS ADVISORY BOARD.

WHEREAS, Section 8.3 of the Home Rule Charter states that members of all boards and commissions shall be appointed by the Town Council; and

WHEREAS, the terms of members on certain boards and commissions have expired and resignations have been submitted; and

WHEREAS, vacancies have been publicly posted and published in accordance with the terms and conditions of the Home Rule Charter; and

WHEREAS, the following citizens have submitted applications expressing a desire to be appointed:

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado:

That the following citizens are hereby appointed to serve as follows:

Citizens Grant Review Board

Caroline Heivly

3yr term – Expires 12/26

Marketing, Group Sales & Special Events Board

Jami Downs – Lodging

3yr term – Expires 12/26

Tim McMahon – Retail

3yr term – Expires 12/26

Guion Stewart-Moore – Ex-Facto - Developer

3yr term – Expires 12/26

Deric Gunshor – SkiCo

3yr term – Expired 12/26

Snowmass Arts Advisory Board

Gray Warr

2yr term - Expires 12/25

Lindsay Fortier

2yr term - Expires 12/25

Lois Upper

2yr term – Expires 12/25

Leslie Desmond

2yr-term – Expired 12/25

Geoff Kanter

2yr-term – Expires 12/25

INTRODUCED, READ AND ADOPTED, the Town Council of the Town of Snowmass Village, Colorado, on the 18th day of December 2023 with a motion made by Councilmember _____ and seconded by Councilmember _____ and by a vote of ____ in favor to ____ opposed.

TOWN OF SNOWMASS VILLAGE

Bill Madsen, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

DRAFT

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 36
SERIES OF 2023**

**A RESOLUTION APPOINTING MEMBERS TO THE PART-TIME RESIDENTS
ADVISORY BOARD, FINANCIAL ADVISORY BOARD, ENVIRONMENTAL
ADVISORY BOARD AND PARKS, OPEN SPACE, TRAILS & RECREATION
BOARD.**

WHEREAS, Section 8.3 of the Home Rule Charter states that members of all boards and commissions shall be appointed by the Town Council; and

WHEREAS, the terms of members on certain boards and commissions have expired and resignations have been submitted; and

WHEREAS, vacancies have been publicly posted and published in accordance with the terms and conditions of the Home Rule Charter; and

WHEREAS, the following citizens have submitted applications expressing a desire to be appointed:

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado:

That the following citizens are hereby appointed to serve as follows:

Environmental Advisory Board (3yr-term)

Steiner, Mike – Holy Cross

Wickes, Andrew
Smith, Darrell
Paschal, Rebecca
Neerukunda, Shashi
Singer, Charlie
Forman, Keenan

Financial Advisory Board (2yr-term)

Light, Andrew
Rachofsky, David
Sirianni, Phil Jr.
Singer, Charlie
Mendelsohn, Duncan
Mettelman, Edward
Kanter, Geoffrey

Parks, Open Space, Trails & Recreation Advisory Board (3yr-term)

Beavers, Brett
Gillis, Alycia
McCready, Ellen
Long, Ian
Sweeney, John
Van Etten, Suzanne
Singer, Charlie
Mendelsohn, Duncan

Part-Time Residents Advisory Board (3yr-term)

Steinberg, Jeff
Weinrot, Dana

INTRODUCED, READ AND ADOPTED, the Town Council of the Town of Snowmass Village, Colorado, on the ____ day of _____ 20__ with a motion made by Councilmember _____ and seconded by Councilmember _____ and by a vote of ____ in favor to ____ opposed.

TOWN OF SNOWMASS VILLAGE

Bill Madsen, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

Sec. 2-211. - Establishment.

A permanent Citizens Grant Review Board, hereinafter referred to as CGRB, is hereby created for the Town.

(Ord. 12-2000 §1)

Sec. 2-212. - Composition of board.

All members of the CGRB shall be full-time residents and registered voters in Snowmass Village and have some experience in cultural, educational and/or community organizations. The Board shall consist of no more than five (5) regular members and two (2) alternate members. Any voting member missing three (3) meetings over a period of one (1) year, without good cause, shall be removed from the Board.

(Ord. 12-2000 §2)

Sec. 2-213. - Appointment and terms of office.

All members of the CGRB shall be appointed by the Town Council. Initial appointments shall specify the term of office of each individual and be in accordance with Section 8.3 of the Charter.

(Ord. 12-2000 §3)

Sec. 2-214. - Vacancies.

Vacancies on the CGRB shall be filled for the remainder of the unexpired term by appointment of the Town Council following public notice in accordance with Section 8.5 of the Charter.

(Ord. 12-2000 §4)

Sec. 2-215. - Organizational meetings.

The members of the Board shall elect annually, from its membership, a Chairperson and a Vice-Chairperson whose term of office in such capacity shall be for one (1) year with eligibility for re-election. The Board shall adopt rules and regulations for its organization and for the transaction of business. Such business shall not conflict with the ordinances of the Town or the statutes of the State. All meetings shall be open to the public, and the Board shall keep a public record of its proceedings. Board meetings shall be held a minimum of three (3) times a year, or more, if necessary, as determined by the Board.

(Ord. 12-2000 §5)

Sec. 2-216. - Powers and duties.

The Citizens Grant Review Board shall have the following powers and responsibilities:

- (1) Advocate nonprofit, charitable organizations, which enhance the quality of life for the residents, visitors and employees of Snowmass Village.
- (2) Provide a resource of information and expertise on grant issues.
- (3) Function as the primary grant review liaison between the Town Council and the community nonprofit organizations.
- (4) Process, review and make recommendations to the Town Council on all grants and funding requests by:
 - a. Publishing notice of availability of funding for grants by the Town and mailing applications as requested;
 - b. Establishing comprehensive grant funding and review guidelines to properly implement the grant process;
 - c. Receiving and evaluating all incoming applications to determine:
 1. If applications are tax-exempt under the provisions of Section 501(c)(3) of the Internal Revenue Code;
 2. If the applicants are appropriately enhancing the quality of life of the citizens, visitors and employees of Snowmass Village;
 3. If the applicants are outside the realm of consideration, i.e. religious and "for-profit" groups, individuals, organizations clearly servicing an area outside of the Roaring Fork Valley or organizations with political agendas;
 - d. Conducting intensive interview sessions with every applicant for funding, to be held each year during the budget process;
 - e. Holding deliberation meetings to discuss all the applications in order to arrive at a list of recommended grant awards.
- (5) Present a final list of recommended grants to the Town Council and explain the reasoning behind such recommendations.
- (6) To meet on a timely and as-needed basis to review any other proposals that may come before the Board, and to fully carry out the Board's responsibilities and duties.
- (7) To render such other recommendations or advice as Town Council may, from time to time, request.

(Ord. 12-2000 §6)

Secs. 2-217—2-230. - Reserved.

ARTICLE XVI Environmental Advisory Board

Sec. 2-371. Establishment.

An Environmental Advisory Board is hereby established by the Town Council pursuant to Town Charter Section 8.1 to carry out such duties as directed by the Town Council and generally provide a mechanism for communication and education regarding environmental, sustainability and conservation issues between the Board, residents and visitors of Snowmass Village and the Town Council. The Environmental Advisory Board shall be specifically designated as "advisory." (Ord. 4-2011 §1)

Sec. 2-372. Composition and qualifications.

- (a) The Environmental Advisory Board shall consist of seven (7) members composed of:
- (1) Five (5) members selected at large.
 - (2) Two (2) members selected who possess specialized expertise and experience in environmental policy, environmental science and/or environmental design, one (1) such member preferably representing the Community Office for Resource Efficiency and the other such member preferably representing the Pitkin County Energy Management Program.
 - (3) All members of the Environmental Advisory Board shall be persons interested in environmental, sustainability and conservation issues and preference will be given to appointment of members with expertise or experience in environmental, sustainability and conservation issues.
 - (4) When appointing members to the Environmental Advisory Board, the Town Council shall primarily strive to balance the composition of the Board to ensure representation of various areas of environmental expertise, experience or interest to create a broad range of ability on the Board.
 - (5) When appointing members to the Environmental Advisory Board, the Town Council shall, where possible and secondarily to balancing the areas of expertise and experience, strive to balance the composition of the Board by consideration of balanced representation among Snowmass Village retail, lodging, construction and commercial business and industry.
- (b) No member of the Town Council shall serve on the Board.
- (Ord. 4-2011 §1)

Sec. 2-373. Meetings.

The Environmental Advisory Board will meet at least quarterly or more as determined by the Environmental Advisory Board or Town Council, and such meetings shall be within the Town.

Sec. 2-374. Terms of office.

The members of the Environmental Advisory Board shall be appointed by the Town Council to serve staggered and overlapping terms that expire at the first regular meeting of the Town Council annually. The initial terms of members of the Board will be as follows:

-
- (1) The first two (2) at-large members and the first specialized member appointed by the Town Council shall serve three-year terms;
 - (2) The second at-large member and the second specialized member appointed by the Town Council shall serve two-year terms; and
 - (3) The final two (2) at-large members appointed by the Town Council shall serve a one-year term.

Following the completion of the initial terms of office, each succeeding term shall be for three (3) years.

Sec. 2-375. Vacancies.

In the event that a vacancy occurs on the Environmental Advisory Board, the Town Council shall appoint a new member to serve the remaining term. The Town Council may only remove members of the Board, as follows:

- (1) For misfeasance or malfeasance of office by approval of a majority of the members of the Town Council; or
- (2) For any reason, by approval of at least three-quarters ($\frac{3}{4}$) of the members of the Town Council.

Sec. 2-376. Powers and duties.

The Environmental Advisory Board shall have the following duties:

- (1) Advise the Town Council at any time regarding any matter relating to the Town's Environmental Sustainability Plan.
- (2) Recommend changes and updates to the Town's Environmental Sustainability Plan.
- (3) The Town Council may choose to direct the Environmental Advisory Board to investigate and answer specific environmental or sustainability questions it may have.
- (4) Provide technical expertise and a broad community perspective in order to develop recommendations to the Town Council concerning projects, programs, policies and operational practices that will benefit the natural environment.
- (5) Encourage community participation in these pursuits, and establish relationships with other environmental groups, in order to access and leverage support for its efforts.
- (6) Recommend programs and policies to accomplish its purpose.
- (7) At least annually, provide the Town Council with a report that includes progress on goals of the Environmental Sustainability Plan.

ARTICLE X Financial Advisory Board

Sec. 2-231. Establishment.

Pursuant to Section 8.1 of the Charter, there is hereby established a Financial Advisory Board for the Town.

Sec. 2-232. Qualifications.

All members of the Financial Advisory Board shall have education or experience in business or public finance, accounting or budgeting. No member of the Town Council, any employee of the Town, or any Town, County or City of Aspen official shall serve on any Financial Advisory Board.

Sec. 2-233. Vacancies.

Vacancies on the Financial Advisory Board shall be filled for the remainder of the unexpired terms by appointment of the Town Council following public notice of such vacancy.

Sec. 2-234. Composition; appointment; term.

The Financial Advisory Board shall consist of up to seven (7) members who shall be appointed by the Town Council to serve overlapping terms of two (2) years each. All terms of members shall expire on a staggered basis at the first regular meeting of the Town Council in January of each year. All members shall serve at the pleasure of the Town Council and may be removed by a majority vote of the entire Town Council. The Financial Advisory Board shall elect a chairman from the membership annually and shall establish rules and regulations governing its procedure consistent with the provisions of this Article.

Sec. 2-235. Duties and responsibilities.

The Financial Advisory Board shall have the following duties and responsibilities:

- (1) To make recommendations to the Town Council prior to the adoption of the budget and capital program for the Town.
- (2) To render such other recommendations or advice as the Town Council may, from time to time, request.
- (3) To request of the Town Council the ability to undertake a review of any item that the Financial Advisory Board determines significant for review.
- (4) The Financial Advisory Board may discuss any matter that the Board determines necessary.

Secs. 2-236—2-250. Reserved.

ARTICLE XIV - Marketing, Group Sales and Special Events Board

Sec. 2-311. - Establishment.

A permanent Marketing, Group Sales and Special Events Board, specifically designated as *advisory*, is hereby created for the purposes of:

- (1) Marketing;
- (2) Creation, promotion and execution of special events;
- (3) Public relations; and
- (4) Sales and marketing programs to attract group reservations;

for development of tourism for the benefit of the Town as a whole. The members of the Board shall collectively possess relevant skills and knowledge in the areas of marketing, group sales, special events, public relations, interpersonal relations, management and team building. The Board shall carry out its powers and duties with the express mandate that its decisions be made for the benefit of the Town as a whole.

(Ord. 11-2002 §1; Ord. 18-2005 §1)

Sec. 2-312. - Qualifications.

All members of the Marketing, Group Sales and Special Events Board shall be Town residents or employed in the Town. No member of the Town Council shall serve on the Board. The Town Council may only remove members of the Board, as follows:

- (1) For misfeasance, nonfeasance or malfeasance of office by approval of a majority of the members of the Town Council; or
- (2) For any reason, by approval of at least three-quarters ($\frac{3}{4}$) of the members of the Town Council.

(Ord. 11-2002 §1; Ord. 18-2005 §2)

Sec. 2-313. - Composition.

The Marketing, Group Sales and Special Events Board shall consist of nine (9) members and one (1) "ex-officio" member. The members of the Board, subject to the provisions of Section 2-316 below, shall be the following:

- (1) Three (3) nominees of the Town lodging industry nominated by the lodging businesses in the Town;
- (2) Three (3) members at-large;
- (3) One (1) nominee of the Aspen Skiing Company;
- (4) One (1) nominee of the Town retail industry;
- (5) One (1) nominee of the Town food and beverage industry; and
- (6) One (1) "ex-officio" member of the Board to be appointed by the Town Council to represent the ongoing development business in the Town. Said "ex-officio" member of the Marketing, Group Sales and Special Events Board shall be a nonvoting member but shall enjoy all other rights of Board membership, including the right to be present during executive sessions of the Board. Said "ex-officio" member position may or may not be appointed from time to time in the discretion of the Town Council.

(Ord. 11-2002 §1; Ord. 18-2005 §3; Ord. 6-2007 §1; Ord. 6-2011 §1)

Sec. 2-314. - Advisory Committee.

The Marketing, Group Sales and Special Events Board shall create and appoint the members to three (3) advisory committees to assist the Board in the exercise of its duties. A Marketing, Group Sales and Special Events Board member shall chair each Advisory Committee to provide cohesion between the Board and the committee. Preference for committee members will be that members are employed within the constituency group they represent. The Group Sales Advisory Committee is intended to be made up substantially of members of the lodging constituency group that support the success of the Marketing, Group Sales and Special Events Board and shall advise the Marketing, Group Sales and Special Events Board on group sales budgets, programming and operations. The Marketing Advisory Committee is intended to be composed of members from representative marketing and hospitality industries that support the success of the Marketing, Group Sales and Special Events Board and shall advise the Marketing, Group Sales and Special Events Board on marketing programs, campaigns and the like. The Events Advisory Committee is intended to be made up of members engaged in the event creation, promotion and operation industry that support the success of the Marketing, Group Sales and Special Events Board and shall advise the Marketing, Group Sales and Special Events

Board on special and recurring event creation, promotion and operations. The Board will strive to include representation by members of specific industries, such as the transportation industry, and entities such as the Aspen Chamber Resort Association, the Aspen Skiing Company, the Snowmass Lodging Association, Stay Aspen Snowmass, nonprofit cultural organizations and the like.

(Ord. 11-2002 §1; Ord. 18-2005 §4; Ord. 6-2011 §2)

Sec. 2-315. - Initial appointment and initial terms of office.

The Marketing, Group Sales and Special Events Board shall be appointed by the Town Council to serve overlapping terms of three (3) years, which shall expire at the first regular meeting of the Town Council annually. The initial term of the additional member of the Board appointed pursuant to Paragraph 2-313(c), above shall be two (2) years and the initial term of the additional member of the Board appointed pursuant to Paragraph 2-313(c), above shall be one (1) year.

(Ord. 11-2002 §1; Ord. 18-2005 §5)

Sec. 2-316. - Terms of office and appointment.

- (a) Following the completion of the initial terms of office, each succeeding term shall be for three (3) years.
- (b) A nomination for membership to the Marketing, Group Sales and Special Events Board shall be made to the Town Council by the Snowmass Village retail, food and beverage, and lodging industries. An industry nominee need not be a member of that industry. One (1) nomination is to be presented to the Town Council by each industry, or in the case of the lodging industry as per the requirements of Section 2-313 of this Code; provided, however, that in the event an industry, or the lodging industry as per the requirements of Section 2-313 of this Code, cannot agree on a nominee, multiple nominees may be nominated. In determining the nominee for an industry, only a business that is licensed pursuant to Section 4-2 of this Code may vote, one (1) vote per business.
- (c) The Town Council must appoint the nominee of an industry identified in Subsections 2-313(1), (4) and (5) to the Board, if the nominee is qualified and if only one (1) person is nominated by the industry. If more than one (1) person is nominated to the Board by an industry identified in Subsections 2-313(1), (4) and (5), the Town Council must appoint one (1) of the industry nominees. In the event an industry fails to designate a nominee, then the Town Council shall choose the member of the Board for the industry. The Town

Council may refuse to appoint a nominee to the Board of an industry identified in Subsections 2-313(1), (4) and (5), only if at least three-quarters ($\frac{3}{4}$) of the members of the Town Council, present and voting, do not approve the nominee; in which event, the Town Council may choose and appoint the member of the Board for that industry.

(d) The members of the Board nominated pursuant to Subsections 2-313(2), (3) and (6) shall be chosen and appointed by the Town Council.

(e) A business may only have one (1) employee, officer, owner or holder of any indices of ownership in the business be a nominee of an industry or a member of the Board.

(Ord. 11-2002 §1; Ord. 18-2005 §6)

Sec. 2-317. - Attendance at meetings.

Each member of the Marketing and Special Events Board shall regularly and promptly attend all scheduled meetings to the extent practicable. In the event any member of the Board is consistently late for commencement of a scheduled meeting, or absent from two (2) consecutive regularly scheduled meetings without the prior approval of a majority of all the other members of the Board, such action shall be considered misfeasance of office and shall constitute grounds for removal.

(Ord. 11-2002 §1)

Sec. 2-318. - Vacancies.

In the event that a vacancy occurs on the Marketing and Special Events Board, the Town Council shall appoint a new member to serve the remaining term. Such appointment shall be accomplished in a manner specified in Section 2-305.

(Ord. 11-2002 §1)

Sec. 2-319. - Organizational meetings; bylaws.

The members of the Marketing and Special Events Board shall elect annually, from its membership, officers whose terms of office shall be for one (1) year with eligibility for re-election. The Board shall adopt bylaws for its organization and for the transaction of its business not inconsistent with the provisions of this Article. All meetings of the Board shall be open to the public and the Board shall keep a public record of its proceedings. Board meetings shall be held at a minimum of quarterly.

(Ord. 11-2002 §1)

Sec. 2-320. - Powers and duties.

In addition to carrying out its purpose, the Marketing, Group Sales and Special Events Board shall have the following powers and duties:

- (1) Develop programs and policies to accomplish its purposes;
- (2) Authorize the Town Manager to enter into contracts or agreements to carry out its purposes, including administrative support;
- (3) Direct the expenditure of funds for marketing, including print, online, electronic media, e-mail and direct mail solicitation, as well as for public relations and administrative expenses;
- (4) Create, promote and execute special events;
- (5) Prepare an annual budget for approval of the Town Council;
- (6) Coordinate with the Town Manager to ensure monies are spent consistently with the approved budget for the Board;
- (7) Annually provide, for approval by Town Council, a business plan that includes relevant performance standards; and
- (8) Make quarterly reports to the Town Council showing the performance of the approved business plan. Prior to making a report to the Town Council, the Marketing, Group Sales and Special Events Board and the Town Council will mutually agree to a report format.

(Ord. 11-2002 §1; Ord. 6-2011 §3)

Secs. 2-321—2-335. - Reserved.

ARTICLE XIV - Marketing, Group Sales and Special Events Board

Sec. 2-311. - Establishment.

A permanent Marketing, Group Sales and Special Events Board, specifically designated as *advisory*, is hereby created for the purposes of:

- (1) Marketing;
- (2) Creation, promotion and execution of special events;
- (3) Public relations; and
- (4) Sales and marketing programs to attract group reservations;

for development of tourism for the benefit of the Town as a whole. The members of the Board shall collectively possess relevant skills and knowledge in the areas of marketing, group sales, special events, public relations, interpersonal relations, management and team building. The Board shall carry out its powers and duties with the express mandate that its decisions be made for the benefit of the Town as a whole.

(Ord. 11-2002 §1; Ord. 18-2005 §1)

Sec. 2-312. - Qualifications.

All members of the Marketing, Group Sales and Special Events Board shall be Town residents or employed in the Town. No member of the Town Council shall serve on the Board. The Town Council may only remove members of the Board, as follows:

- (1) For misfeasance, nonfeasance or malfeasance of office by approval of a majority of the members of the Town Council; or
- (2) For any reason, by approval of at least three-quarters ($\frac{3}{4}$) of the members of the Town Council.

(Ord. 11-2002 §1; Ord. 18-2005 §2)

Sec. 2-313. - Composition.

The Marketing, Group Sales and Special Events Board shall consist of nine (9) members and one (1) "ex-officio" member. The members of the Board, subject to the provisions of Section 2-316 below, shall be the following:

- (1) Three (3) nominees of the Town lodging industry nominated by the lodging businesses in the Town;
- (2) Three (3) members at-large;
- (3) One (1) nominee of the Aspen Skiing Company;
- (4) One (1) nominee of the Town retail industry;
- (5) One (1) nominee of the Town food and beverage industry; and
- (6) One (1) "ex-officio" member of the Board to be appointed by the Town Council to represent the ongoing development business in the Town. Said "ex-officio" member of the Marketing, Group Sales and Special Events Board shall be a nonvoting member but shall enjoy all other rights of Board membership, including the right to be present during executive sessions of the Board. Said "ex-officio" member position may or may not be appointed from time to time in the discretion of the Town Council.

(Ord. 11-2002 §1; Ord. 18-2005 §3; Ord. 6-2007 §1; Ord. 6-2011 §1)

Sec. 2-314. - Advisory Committee.

The Marketing, Group Sales and Special Events Board shall create and appoint the members to three (3) advisory committees to assist the Board in the exercise of its duties. A Marketing, Group Sales and Special Events Board member shall chair each Advisory Committee to provide cohesion between the Board and the committee. Preference for committee members will be that members are employed within the constituency group they represent. The Group Sales Advisory Committee is intended to be made up substantially of members of the lodging constituency group that support the success of the Marketing, Group Sales and Special Events Board and shall advise the Marketing, Group Sales and Special Events Board on group sales budgets, programming and operations. The Marketing Advisory Committee is intended to be composed of members from representative marketing and hospitality industries that support the success of the Marketing, Group Sales and Special Events Board and shall advise the Marketing, Group Sales and Special Events Board on marketing programs, campaigns and the like. The Events Advisory Committee is intended to be made up of members engaged in the event creation, promotion and operation industry that support the success of the Marketing, Group Sales and Special Events Board and shall advise the Marketing, Group Sales and Special Events

Board on special and recurring event creation, promotion and operations. The Board will strive to include representation by members of specific industries, such as the transportation industry, and entities such as the Aspen Chamber Resort Association, the Aspen Skiing Company, the Snowmass Lodging Association, Stay Aspen Snowmass, nonprofit cultural organizations and the like.

(Ord. 11-2002 §1; Ord. 18-2005 §4; Ord. 6-2011 §2)

Sec. 2-315. - Initial appointment and initial terms of office.

The Marketing, Group Sales and Special Events Board shall be appointed by the Town Council to serve overlapping terms of three (3) years, which shall expire at the first regular meeting of the Town Council annually. The initial term of the additional member of the Board appointed pursuant to Paragraph 2-313(c), above shall be two (2) years and the initial term of the additional member of the Board appointed pursuant to Paragraph 2-313(c), above shall be one (1) year.

(Ord. 11-2002 §1; Ord. 18-2005 §5)

Sec. 2-316. - Terms of office and appointment.

- (a) Following the completion of the initial terms of office, each succeeding term shall be for three (3) years.
- (b) A nomination for membership to the Marketing, Group Sales and Special Events Board shall be made to the Town Council by the Snowmass Village retail, food and beverage, and lodging industries. An industry nominee need not be a member of that industry. One (1) nomination is to be presented to the Town Council by each industry, or in the case of the lodging industry as per the requirements of Section 2-313 of this Code; provided, however, that in the event an industry, or the lodging industry as per the requirements of Section 2-313 of this Code, cannot agree on a nominee, multiple nominees may be nominated. In determining the nominee for an industry, only a business that is licensed pursuant to Section 4-2 of this Code may vote, one (1) vote per business.
- (c) The Town Council must appoint the nominee of an industry identified in Subsections 2-313(1), (4) and (5) to the Board, if the nominee is qualified and if only one (1) person is nominated by the industry. If more than one (1) person is nominated to the Board by an industry identified in Subsections 2-313(1), (4) and (5), the Town Council must appoint one (1) of the industry nominees. In the event an industry fails to designate a nominee, then the Town Council shall choose the member of the Board for the industry. The Town

Council may refuse to appoint a nominee to the Board of an industry identified in Subsections 2-313(1), (4) and (5), only if at least three-quarters ($\frac{3}{4}$) of the members of the Town Council, present and voting, do not approve the nominee; in which event, the Town Council may choose and appoint the member of the Board for that industry.

(d) The members of the Board nominated pursuant to Subsections 2-313(2), (3) and (6) shall be chosen and appointed by the Town Council.

(e) A business may only have one (1) employee, officer, owner or holder of any indices of ownership in the business be a nominee of an industry or a member of the Board.

(Ord. 11-2002 §1; Ord. 18-2005 §6)

Sec. 2-317. - Attendance at meetings.

Each member of the Marketing and Special Events Board shall regularly and promptly attend all scheduled meetings to the extent practicable. In the event any member of the Board is consistently late for commencement of a scheduled meeting, or absent from two (2) consecutive regularly scheduled meetings without the prior approval of a majority of all the other members of the Board, such action shall be considered misfeasance of office and shall constitute grounds for removal.

(Ord. 11-2002 §1)

Sec. 2-318. - Vacancies.

In the event that a vacancy occurs on the Marketing and Special Events Board, the Town Council shall appoint a new member to serve the remaining term. Such appointment shall be accomplished in a manner specified in Section 2-305.

(Ord. 11-2002 §1)

Sec. 2-319. - Organizational meetings; bylaws.

The members of the Marketing and Special Events Board shall elect annually, from its membership, officers whose terms of office shall be for one (1) year with eligibility for re-election. The Board shall adopt bylaws for its organization and for the transaction of its business not inconsistent with the provisions of this Article. All meetings of the Board shall be open to the public and the Board shall keep a public record of its proceedings. Board meetings shall be held at a minimum of quarterly.

(Ord. 11-2002 §1)

Sec. 2-320. - Powers and duties.

In addition to carrying out its purpose, the Marketing, Group Sales and Special Events Board shall have the following powers and duties:

- (1) Develop programs and policies to accomplish its purposes;
- (2) Authorize the Town Manager to enter into contracts or agreements to carry out its purposes, including administrative support;
- (3) Direct the expenditure of funds for marketing, including print, online, electronic media, e-mail and direct mail solicitation, as well as for public relations and administrative expenses;
- (4) Create, promote and execute special events;
- (5) Prepare an annual budget for approval of the Town Council;
- (6) Coordinate with the Town Manager to ensure monies are spent consistently with the approved budget for the Board;
- (7) Annually provide, for approval by Town Council, a business plan that includes relevant performance standards; and
- (8) Make quarterly reports to the Town Council showing the performance of the approved business plan. Prior to making a report to the Town Council, the Marketing, Group Sales and Special Events Board and the Town Council will mutually agree to a report format.

(Ord. 11-2002 §1; Ord. 6-2011 §3)

Secs. 2-321—2-335. - Reserved.

ARTICLE XVII Parks, Open Space, Trails and Recreation (POSTR) Advisory Board

Sec. 2-377. Establishment.

A Parks, Open Space, Trails and Recreation (POSTR) Advisory Board is hereby established by the Town Council pursuant to Town Charter Section 8.1 to carry out such duties as directed by the Town Council and generally provide a mechanism for communication and education regarding Parks, Open Space, Trails and Recreation issues between the Board, residents and visitors of Snowmass Village and the Town Council. The Parks, Open Space, Trails and Recreation (POSTR) Advisory Board shall be specifically designated as "advisory".

Sec. 2-378. Composition and qualifications.

- (a) The Advisory Board shall be composed of no less than seven (7) members and no more than fifteen (15) members:
 - (1) All member will be selected at-large.
 - (2) All members selected for the Board shall have an interest in parks, trails, open space and recreation and be representative of a broad range of the community in terms of a particular interest or expertise in a specific area of POSTR.
 - (b) No member of the Town Council shall serve on the Board.
- (Ord. 01-2017 §1)

Sec. 2-379. Meetings.

The Parks, Open Space, Trails and Recreation (POSTR) Advisory Board will meet at least quarterly or more as determined by the Parks, Open Space, Trails and Recreation (POSTR) Advisory Board to the Town Council and such meetings shall be within the Town.

Sec. 2-380. Terms of office.

The members of the Parks, Open Space, Trails and Recreation (POSTR) Advisory Board shall be appointed by the Town Council to serve staggered and overlapping terms that expire at the first regular meeting of the Town Council annually. The initial terms of members of the Board will be as follows:

- (a) One-third ($\frac{1}{3}$) of the at-large members shall be appointed by the Town Council and shall serve three (3) year terms;
- (b) One-third ($\frac{1}{3}$) of the at-large members shall be appointed by the Town Council and shall serve two (2) year terms; and
- (c) The final at-large members appointed by Town Council and shall serve one (1) year terms.

Following the completion of the initial terms of office, each succeeding term shall be for three (3) years.

Sec. 2-381. Vacancies.

In the event that a vacancy occurs on the Parks, Open Space, Trails and Recreation (POSTR) Advisory Board, the Town Council shall appoint a new member to serve the remaining term. The Town Council may only remove members of the Board, as follows:

- (1) For misfeasance or malfeasance of office by approval of a majority of the members of the Town Council; or
- (2) For any reason, by approval of at least three quarters ($\frac{3}{4}$) of the members of the Town Council.

Sec. 2-382. Powers and duties.

The Parks, Open Space, Trails and Recreation (POSTR) Advisory Board shall have the following duties:

- (1) Advise the Town Council at any time regarding any matter relating to the Town of Snowmass Village POSTR Plan.
- (2) Recommend changes and updates to the Town of Snowmass Village POSTR Plan.
- (3) Investigate and answer specific parks, open space, trails and recreation issues as directed by the Town Council.
- (4) Provide technical expertise and a broad community perspective in order to develop recommendations to the Town Council concerning projects, programs, policies and operational practices that will benefit parks, open space, trails and recreation within the Town.
- (5) Encourage community participation in these pursuits, and establish relationships with other parks, open space, trails and recreation groups, in order to access and leverage support for the POSTR Plan.
- (6) Recommend programs and policies to accomplish its purpose.
- (7) Provide to Town Council at least annually a report that includes progress on goals of the POSTR Plan.

Secs. 2-383—2-390. Reserved.

ARTICLE XV Part-Time Residents Advisory Board

Sec. 2-336. Establishment.

An advisory Part-Time Residents Advisory Board is hereby created by the Town Council to carry out such duties as directed by the Town Council and generally to provide a mechanism of communication and education between owners of residential real property in the Town who reside part time in the Town and the Town Council.

Sec. 2-337. Qualifications.

All members of the Part-Time Residents Advisory Board must:

- (1) Be nonresident fee simple owners of residential real property situate in the Town or the designated representative of an entity that is a fee simple owner of real property situate in the Town;
- (2) Not declare the Town their primary residence;
- (3) Not be eligible to vote in the Town; and
- (4) Not be in residence in the Town for more than six (6) months in any calendar year.

(Ord. 09-2005 §1; Ord. 12-2008 §1)

Sec. 2-338. Composition.

The Part-Time Residents Advisory Board shall consist of seven (7) members composed of:

- (1) Three (3) owners of condominiums/ townhomes/multi-family dwellings;
- (2) Two (2) owners of single-family homes; and
- (3) Two (2) at-large owners.

Members may not be from the same complex association; this applies to all of the above categories.

Sec. 2-339. Meetings.

The Part-Time Residents Advisory Board will meet a minimum of twice a year within the Town.

Sec. 2-340. Terms of office.

The Part-Time Residents Advisory Board shall be appointed by the Town Council to serve staggered terms that expire at the first regular meeting of the Town Council annually. The initial terms of members of the Board will be as follows:

<i>Owner Representing</i>	<i>Term in Years</i>
1 - SF, Condo, At Large	1
1 - Condo, At Large	2
1 - Condo, SF	3

Following the completion of the initial terms of office, each succeeding term shall be for three (3) years.

Sec. 2-341. Vacancies.

In the event that a vacancy occurs on the Part-Time Residents Advisory Board, the Town Council shall appoint a new member to serve the remaining term.

Secs. 2-342—2-360. Reserved.

ARTICLE VII Snowmass Village Arts Advisory Board (SAAB)

Sec. 2-171. Establishment.

A permanent Snowmass Village Arts Advisory Board (SAAB), specifically designated as "advisory," is hereby created.

Sec. 2-172. Qualifications.

All members of the Snowmass Village Arts Advisory Board (SAAB) shall have some experience in arts, cultural, educational or community organizations.

Sec. 2-173. Composition, appointment, terms.

The Snowmass Village Arts Advisory Board (SAAB) shall consist of not less than five (5) nor more than fifteen (15) members, who shall serve overlapping terms of two (2) years each. The term of each member shall be designated in the Resolution of Appointment by the Town Council.

Sec. 2-174. Responsibilities.

The Snowmass Village Arts Advisory Board (SAAB) shall have the following responsibilities:

- (1) Provide direction and leadership for future cultural arts initiatives, as they impact the Town's funding.
- (2) Act as a cultural arts advocate and consultant to the Town Council by promoting awareness and education concerning the cultural arts.
- (3) Provide a resource of information and expertise on cultural arts issues.
- (4) Function as the primary cultural arts liaison between the Town Council and the community.
- (5) Process, review and make recommendations to the Town Council on arts- related and cultural-related issues, propositions and funding proposals by:
 - a. Holding a forum a minimum of every four (4) years for all cultural arts organizations.
- (6) Review and evaluate progress of the Snowmass Village Arts Advisory Board (SAAB) Strategic Planning Document.
- (7) Present annual reports to the Town Council outlining the condition of the cultural arts serving the Town and goals for future development.
- (8) Work in cooperation with any organization which purports to represent and develop special cultural events within the Town to keep within the goals and objectives of the cultural arts long-range plan.
- (9) Render such other recommendations or advice as the Town Council may request.

Secs. 2-175—2-190. Reserved.

ADOPTED RULES OF PROCEDURE FOR THE SNOWMASS ARTS ADVISORY BOARD (SAAB)

Adopted: 6/13/19

Amended: 4/5/2022

Article I. General Provisions

- Section 1: These rules are to supplement the provisions of the Municipal Code of the Town of Snowmass Village as they may relate to procedures of the Snowmass Arts Advisory Board, hereinafter referred to as "SAAB". In the event of a conflict between the provisions of these rules and the Municipal Code, the provisions of the Town of Snowmass Village Municipal Code shall prevail.
- Section 2: Any member of the Board who has a personal or financial interest in a matter before the Board must recuse themselves from that portion of the agenda and shall leave the meeting room and shall neither vote thereon nor participate in any meeting on said matter, nor shall discuss the matter with any other SAAB member.
- Section 3: The Town Attorney or his designee shall be consulted in cases where the powers and duties of the Board are not clearly defined.
- Section 4: The office of the Board shall be located at the office of the Town of Snowmass Village Community Development Department, 130 Kearns Road, P. O. Box 5010, Snowmass Village, CO, 81615.

Article II. Officers and Duties

- Section 1: The officers shall be a Chairperson and a Vice-Chairperson.
- Section 2: The Board shall elect annually from its members by a majority vote, a Chairperson and Vice-Chairperson to serve when the Chairperson is absent. The Chairperson and Vice-Chairperson shall be elected at the conclusion of the first regular meeting of the Board in January and shall hold office for one year, commencing on the 1st day of February or until a successor is designated. The Chairperson and Vice-Chairperson may be elected to succeed themselves. The Town of Snowmass Village Director of Community Development or their assign(s) shall be designated as Town Liaison to the Board and shall perform the duties outlined in these Rules of Procedure.
- Section 3: The Chairperson shall supervise the affairs of the Board. He/she shall preside at all meetings of the Board and shall appoint such committees and subcommittees as may be necessary to carry out the purposes of the Board. The Chairperson shall be an ex-officio member of all committees and subcommittees so appointed.
- Section 4: The Vice-Chairperson, in the absence or disability of the Chairperson, shall perform all the duties and exercise all the powers of the Chairperson.

Section 5: The Secretary shall record and maintain permanent minutes of the Board's proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating that fact; shall keep records of its examinations and other official actions; shall summarize accurately the testimony of those appearing before the Board; shall record the names of all persons appearing before the Board; shall maintain said minutes and records in the office of the Community Development Dept., which minutes and records shall be a public record; and shall be the custodian of the file of the Board and keep all records.

Article III. Members

Section 1: Each member of the Board shall be a resident of, second homeowner in, or employed within the Town of Snowmass Village. Representation from the Aspen Skiing Company and Anderson Ranch is encouraged.

Section 2: If any Board member is absent for three (3) consecutive regular meetings or any five (5) regular or special meetings in any twelve (12) month period, his/her position may be declared vacant by the Chairperson who may make a request to the Town Council to appoint a new member. Any person appointed to fill such vacancy will serve the unexpired term of the person whose position has been declared vacant. The chair shall be advised of said absences.

Article IV. Meetings

Section 1: Regular meetings shall be held at 3:00 p.m. on the fourth Thursday of each month, unless such day shall be a recognized holiday. In that event, the regular meeting shall be held at such other time as the Chairperson may designate. When necessary, the Board members will be notified of the change in venue at least twenty-four (24) hours prior to the time set for such meetings.

Section 2: Regular meetings may be cancelled by the Chairperson or Community Development Director when there is nothing pending on the agenda. Notification of cancellation must be given to members not less than forty-eight (48) hours prior to the time set for such meetings.

Section 3: Special meetings may be called by the Chairperson or in consultation with the Chairperson, the Town of Snowmass Village Director of Community Development at his/her discretion, or upon the request of three (3) or more members, provided at least twenty-four (24) notice is given each member.

Section 4: All meetings shall be noticed on the Town of Snowmass Village website and will be open to the public.

Section 5: A quorum of the Board shall consist of at least five (5) members for any regular or special meeting. A concurring vote of a majority of the members of the Board present and casting votes on a question will be required for any decision, determination, or official action by the Board.

If any member is unable to attend the meeting in person, they may call/Skype into the conference line in the meeting room and participate in the discussion, as well as cast votes on the matter under discussion, as if present in-person.

If any member is unable to attend the meeting in person or by phone/computer, they will be able to select another Board member to carry their Proxy vote but must inform the secretary in writing/e-mail of this intention prior to the meeting. The attending member who is given the Proxy vote shall vote as specifically directed by the absent member. If no specificity is given, then the Proxy vote holder may vote as they see fit.

Meetings and/or actions of the Board will not be conducted by e-mail.

Article V. Order of Business

Section 1: All meetings of the Board shall proceed as follows:

- (a) Roll call.
- (b) Approval of minutes of previous meeting.
- (h) Unfinished business.
- (i) New business.
- (j) Reports of committees, if any.
- (k) Adjournment.

Article VI. Decisions

Section 1: Subject to Section 2 of this Article, final decisions or recommendations shall be made at the meeting at which the matter is presented, subject to the right of the Board to continue a matter to a date certain for a final decision.

Section 2: The Board shall conduct its meetings and vote on all matters in public session at the meeting in which evidence is concluded, unless the Board determines additional time for deliberation is necessary.

Section 3: A concurring vote of a majority of the members of the Board casting votes shall be necessary for any decision or determination or to recommend any application to the Town Council.

Article IX. Records

Section 1: A file of materials and decisions relating to each action shall be kept by the Secretary as part of the records of the Board.

Section 2: All records of the Board shall be a public record.

Article X. Amendment of Rules

Section 1: These rules may be amended by an affirmative majority vote of members of the Board present at a regular meeting.

Section 2: The proposed amendment must be presented in writing at a regular or special meeting preceding the meeting at which the vote is taken.

The foregoing Rules of Procedure for the Snowmass Arts Advisory Board were adopted on June 13, 2019 and amended on October 24, 2019.