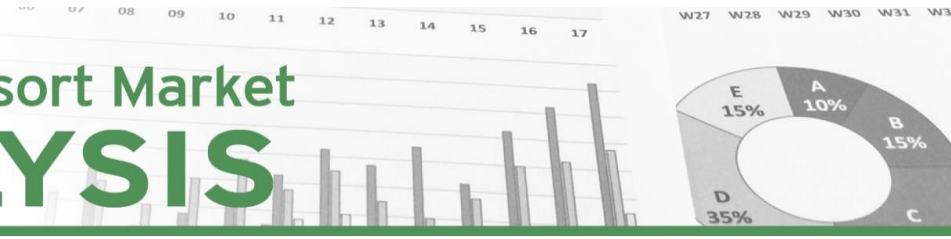




# Mountain Resort Market ANALYSIS

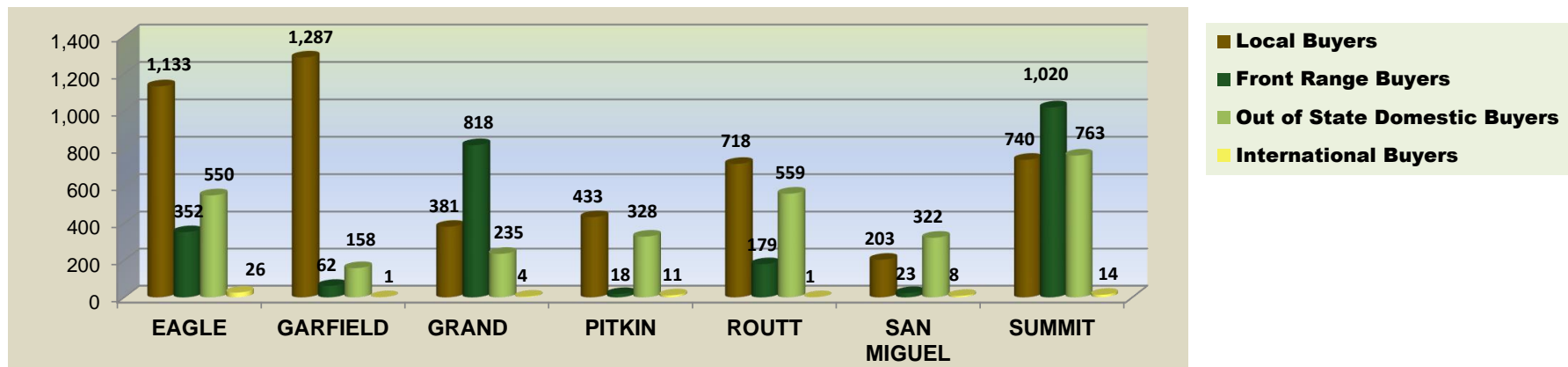


## Summary of Market Momentum: 2015 vs. 2014

County	Gross Sales Volume	Gross Number of Transactions	Single Family Average Price	Multi Family Average Price	Residential Median Price	Bank Sales Transactions % of Gross	New Construction % of Gross
EAGLE	11.79%	2,061	-3.24%	-3.05%	\$572,225	1.94%	10.37%
GARFIELD	7.34%	1,508	2.92%	-2.17%	\$287,750	5.31%	5.36%
GRAND	7.78%	1,438	-4.37%	2.78%	\$254,000	4.87%	6.91%
PITKIN	32.50%	790	24.20%	-2.47%	\$1,362,500	3.04%	13.77%
ROUTT	17.00%	1,457	-6.83%	0.39%	\$373,500	2.75%	10.58%
SAN MIGUEL	-8.73%	556	0.59%	2.73%	\$805,000	1.62%	14.29%
SUMMIT	29.84%	2,537	9.07%	11.64%	\$421,000	0.51%	13.53%
Method of Comparison:	YR/YR	YTD/YTD	YR/YR	YR/YR	YR/YR	YR/YR	YR/YR

actual values/and or percentages are shown - box color indicates a rise or decline overall.

## Buyer Profile: Full Year 2015



Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Basalt, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs, Telluride, Vail & Winter Park.



## Market Comparison: Fourth Quarter 2014 - Fourth Quarter 2015

County	Overall Median Price		
	Q4. 2014	Q4. 2015	% Change
EAGLE	\$500,000	\$471,000	-5.80%
GARFIELD	\$237,650	\$266,250	12.03%
GRAND	\$208,500	\$203,500	-2.40%
PITKIN	\$1,062,500	\$1,100,000	3.53%
ROUTT	\$343,750	\$370,800	7.87%
SAN MIGUEL	\$545,000	\$490,000	-10.09%
SUMMIT	\$350,000	\$408,000	16.57%

Average Residential Price		
Q4. 2014	Q4. 2015	% Change
\$1,099,622	\$931,250	-15.31%
\$356,318	\$358,581	0.64%
\$362,847	\$320,962	-11.54%
\$2,734,539	\$2,745,413	0.40%
\$579,947	\$645,897	11.37%
\$1,304,837	\$1,255,886	-3.75%
\$480,483	\$549,776	14.42%

Average Residential Price PSF		
Q4. 2014	Q4. 2015	% Change
\$455.46	\$439.18	-3.57%
\$173.60	\$183.18	5.52%
\$196.74	\$211.23	7.37%
\$964.27	\$963.45	-0.09%
\$274.09	\$292.65	6.77%
\$518.59	\$556.42	7.29%
\$317.42	\$360.72	13.64%

County	Number of Transactions		
	Q4. 2014	Q4. 2015	% Change
EAGLE	536	552	2.99%
GARFIELD	356	390	9.55%
GRAND	338	468	38.46%
PITKIN	214	184	-14.02%
ROUTT	308	350	13.64%
SAN MIGUEL	121	119	-1.65%
SUMMIT	629	765	21.62%

Number of Bank Sales		
Q4. 2014	Q4. 2015	% Change
12	4	-66.67%
30	32	6.67%
20	13	-35.00%
2	4	100.00%
11	7	-36.36%
3	2	-33.33%
0	1	#DIV/0!

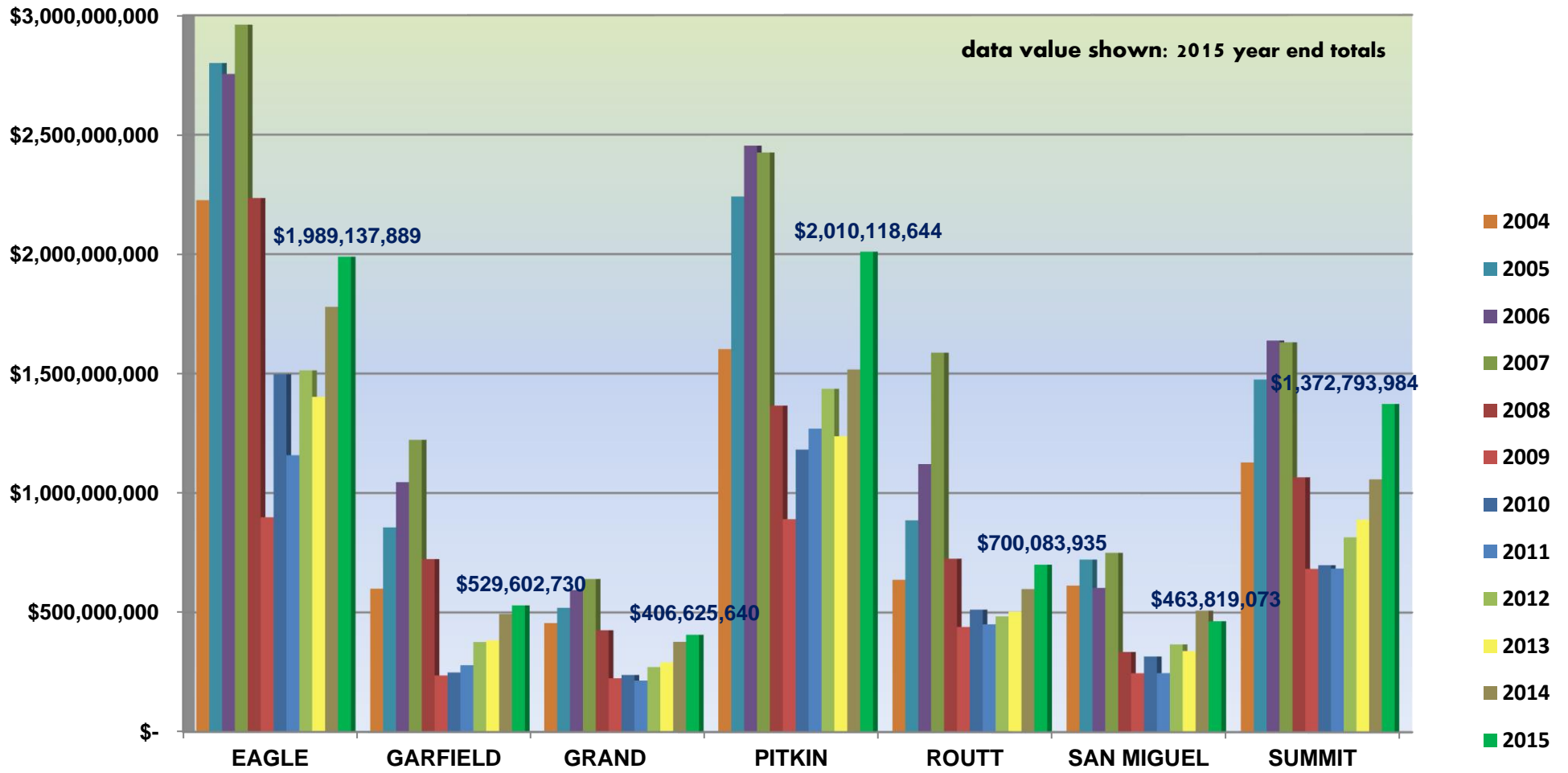
Number of New Unit Sales		
Q4. 2014	Q4. 2015	% Change
25	42	68.00%
5	17	240.00%
6	34	466.67%
9	8	-11.11%
25	22	-12.00%
1	8	700.00%
31	65	109.68%

*Please Note: Interval Unit transactions are not included in this Qtr./Qtr. Summary. All other transactions are utilized.*

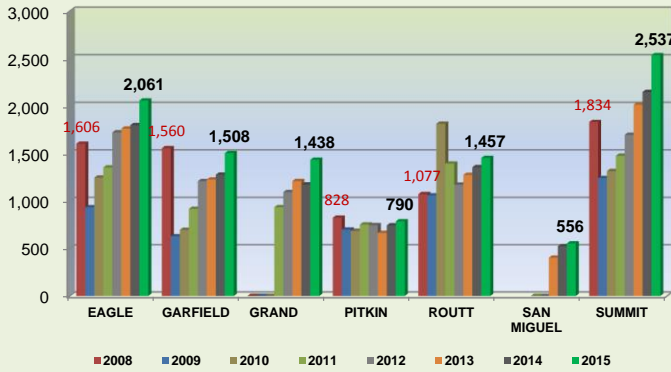
Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Basalt, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs, Telluride, Vail & Winter Park.

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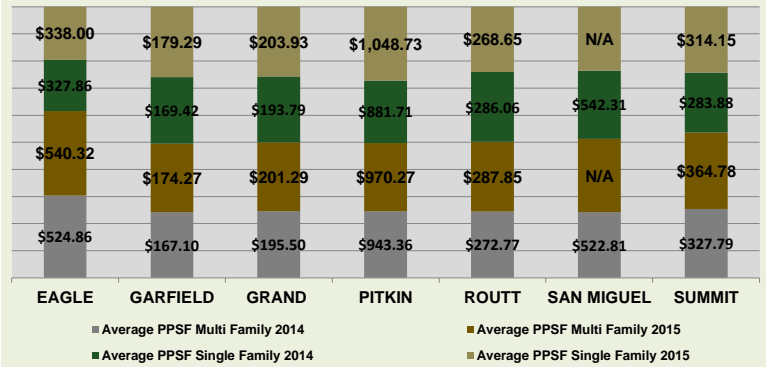
## Gross Sales Transaction Summary: All Transactions Recorded from 2004 - 2015



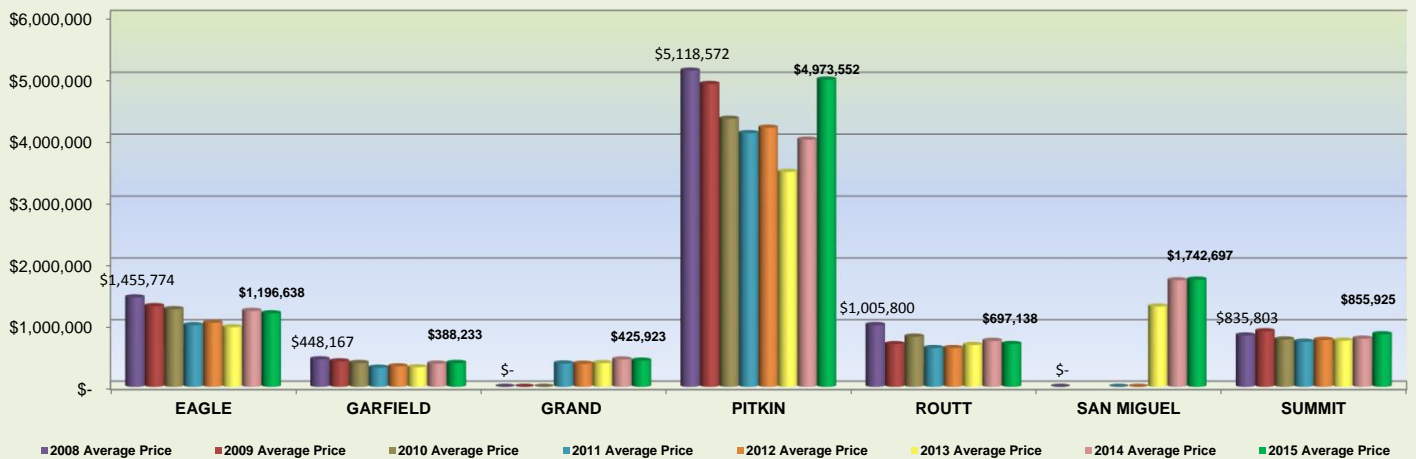
Number of Recorded Sales Transactions by County:  
2008 - 2015



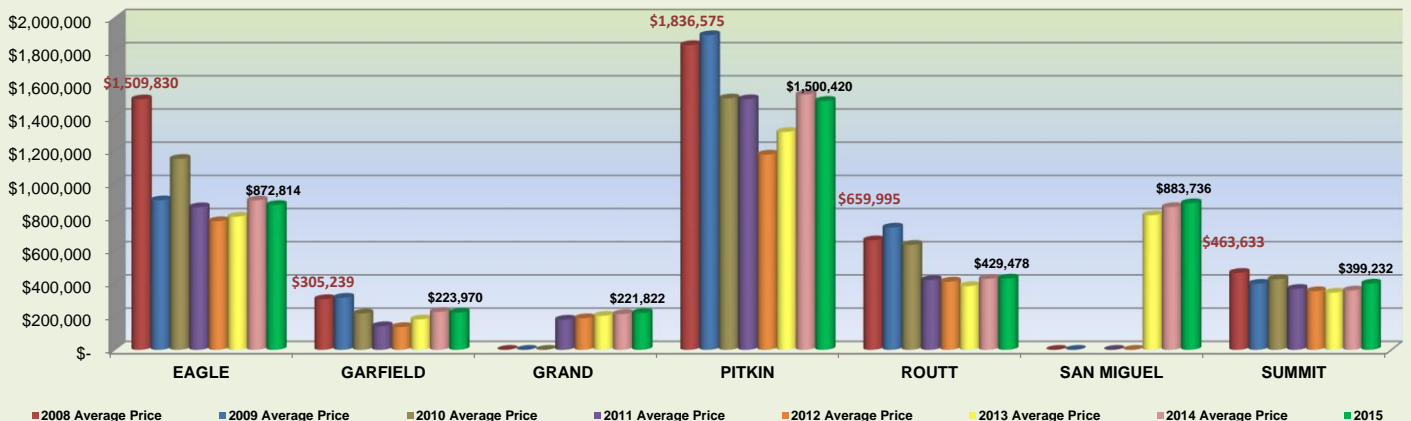
2015 vs. 2014 Average Price Per Square Foot Sales Summary:  
Single Family and Multi-Family Property Types



Average Sales Price for Single Family Residences by County: 2008 - 2015



Average Sales Price for Multi-Family Residences by County: 2008 - 2015



## Transaction Detail Analysis

**Number of Transactions:** - Overall number of transactions shows each county's percentage of the total gross volume transacted

County	# Trans. 2015	% Overall # Trans. 2015	# Trans. 2014	% Overall # Trans. 2014	# Trans. 2013	% Overall # Trans. 2013	# Trans. 2012	% Overall # Trans. 2012	# Trans. 2011	% Overall # Trans. 2011	% of Total Trans. 2015 vs. 2014
EAGLE	2,061	19.92%	1,802	19.92%	1,766	20.99%	1,726	22.53%	1,357	19.81%	14.37%
GARFIELD	1,598	14.57%	1,291	14.16%	1,230	14.94%	1,213	15.83%	921	13.44%	17.72%
GRAND	1,438	13.90%	1,178	13.02%	1,214	14.15%	1,098	14.09%	939	13.65%	22.67%
PITKIN	790	7.44%	747	8.26%	667	7.78%	749	9.76%	756	11.03%	5.76%
ROUITT	1,457	14.08%	1,360	15.04%	1,278	14.90%	1,176	15.35%	1,398	20.41%	7.13%
SAN MIGUEL	596	5.37%	509	5.62%	495	N/A	N/A	N/A	N/A	N/A	5.70%
SUMMIT	2,537	24.52%	2,151	23.78%	2,017	23.52%	1,700	22.19%	1,480	21.60%	17.95%
<b>Grand Total:</b>	<b>10,347</b>	<b>100.00%</b>	<b>9,045</b>	<b>100.00%</b>	<b>8,577</b>	<b>100.00%</b>	<b>7,662</b>	<b>100.00%</b>	<b>6,851</b>	<b>100.00%</b>	<b>14.39%</b>

**Single Family Average Price Index:** - Gross number of Transactions shows the percentage of Gross Volume - Transactions account

County	Average Price 2015	Average Price Rank 2015	# Trans. 2015	% Gross # Trans. 2015	Average Price 2014	# Trans. 2014	% Gross # Trans. 2014	Average Price 2013	# Trans. 2013	% Gross # Trans. 2013	Avg. Price % Change 2015 vs. 2014
EAGLE	\$1,196,638	3	772	37.46%	\$1,236,694	657	36.46%	\$970,764	707	40.03%	-3.24%
GARFIELD	\$388,233	7	924	11.27%	\$377,208	759	39.29%	\$317,879	762	41.95%	3.93%
GRAND	\$425,823	6	518	36.02%	\$445,406	459	38.96%	\$385,972	413	34.02%	-4.37%
PITKIN	\$4,973,552	1	223	29.23%	\$4,004,580	211	28.25%	\$3,484,859	184	27.59%	24.20%
ROUITT	\$697,138	5	402	27.59%	\$748,279	341	25.07%	\$681,783	331	25.90%	-8.82%
SAN MIGUEL	\$1,742,697	2	92	16.55%	\$1,732,433	128	24.33%	\$1,307,987	92	22.72%	0.59%
SUMMIT	\$855,925	4	678	26.72%	\$784,779	561	28.08%	\$751,240	569	28.21%	9.07%

**Multi Family Average Price Index:** - Gross number of Transactions shows the percentage of Gross Volume - Transactions account

County	Average Price 2015	Average Price Rank 2015	# Trans. 2015	% Gross # Trans. 2015	Average Price 2014	# Trans. 2014	% Gross # Trans. 2014	Average Price 2013	# Trans. 2013	% Gross # Trans. 2013	Avg. Price % Change 2015 vs. 2014
EAGLE	\$872,814	5	558	41.63%	\$800,259	781	33.34%	\$802,332	684	33.30%	3.05%
GARFIELD	\$223,970	6	212	14.06%	\$228,940	163	12.72%	\$183,396	179	14.55%	-2.17%
GRAND	\$221,822	7	503	34.98%	\$215,816	407	34.55%	\$204,886	366	30.15%	2.78%
PITKIN	\$1,550,428	1	315	39.14%	\$1,628,413	284	34.55%	\$1,313,111	304	45.58%	-2.47%
ROUITT	\$429,478	4	494	33.91%	\$427,811	441	32.43%	\$384,168	391	30.59%	0.39%
SAN MIGUEL	\$883,736	3	182	32.73%	\$860,211	168	31.94%	\$810,999	126	31.11%	2.73%
SUMMIT	\$399,232	5	1422	56.05%	\$375,812	1170	53.93%	\$344,678	984	49.29%	11.64%

**Residential Median Price Index:** - Gross number of Transactions shows the percentage of Gross Volume - Transactions accounted for

County	Median Price 2015	Median Price 2014	Median Price 2013	Median Price 2012	Median Price 2011	Median Price % Change 2015 vs. 2014
EAGLE	\$572,225	\$546,563	\$480,000	\$415,000	\$449,000	4.70%
GARFIELD	\$267,750	\$279,950	\$238,000	\$192,000	\$196,000	2.79%
GRAND	\$254,000	\$240,000	\$230,000	\$220,000	\$212,000	5.83%
PITKIN	\$1,982,500	\$1,982,500	\$1,877,500	\$1,877,500	\$1,877,500	5.42%
ROUITT	\$373,500	\$380,000	\$341,150	\$336,500	\$316,000	-1.71%
SAN MIGUEL	\$905,000	\$827,500	\$888,750	N/A	N/A	-2.72%
SUMMIT	\$421,000	\$390,000	\$380,000	\$400,000	\$382,350	7.28%

**Single Family & Multi Family Average Price Per Square Foot Comparison**

County	2015 Average Single Family PPSF	2015 Average Multi Family PPSF	2014 Average Single Family PPSF	2014 Average Multi Family PPSF	2013 Average Single Family PPSF	2013 Average Multi Family PPSF	2012 Average Single Family PPSF	2012 Average Multi Family PPSF	% Change 2015 vs. 2014 Single Family PPSF	% Change 2015 vs. 2014 Multi Family PPSF
EAGLE	\$338.00	\$540.32	\$327.86	\$524.86	\$276.70	\$500.55	\$273.55	\$454.20	3.09%	2.99%
GARFIELD	\$178.49	\$174.27	\$169.42	\$167.19	\$147.46	\$153.45	\$152.26	\$105.44	4.25%	4.29%
GRAND	\$203.43	\$201.29	\$193.79	\$195.50	\$174.37	\$185.56	\$166.78	\$176.56	5.23%	2.86%
PITKIN	\$1,048.73	\$970.27	\$881.71	\$943.36	\$786.20	\$850.40	\$844.89	\$752.85	18.84%	2.85%
ROUITT	\$288.65	\$288.65	\$288.65	\$272.77	\$272.77	\$257.91	\$224.48	\$251.84	4.00%	5.53%
SAN MIGUEL	\$507.65	\$585.16	\$542.31	\$522.81	\$462.22	\$494.44	N/A	N/A	-6.39%	11.61%
SUMMIT	\$314.15	\$368.78	\$327.79	\$372.79	\$275.82	\$313.86	\$257.51	\$311.50	10.66%	11.28%

**Number of Bank Sales Transactions**

County	# Bank Trans. 2015	% Overall # Trans. 2015	# Bank Trans. 2014	% Overall # Trans. 2014	# Bank Trans. 2013	% Overall # Trans. 2013	# Bank Trans. 2012	% Overall # Trans. 2012	# Bank Trans. 2011	% Overall # Trans. 2011	% of Total Bank Trans. 2015 vs. 2014
EAGLE	40	1.94%	72	4.00%	155	8.76%	313	18.13%	293	21.59%	-44.44%
GARFIELD	90	5.31%	113	8.92%	219	17.89%	378	31.16%	336	28.20%	-29.20%
GRAND	76	4.87%	76	6.45%	123	10.13%	158	14.39%	126	35.78%	-7.89%
PITKIN	24	3.04%	36	4.82%	79	11.84%	46	6.14%	51	6.75%	-33.33%
ROUITT	40	2.92%	49	3.24%	112	3.06%	107	15.90%	168	11.87%	-9.89%
SAN MIGUEL	9	1.62%	20	2.86%	30	7.41%	N/A	N/A	N/A	N/A	-35.71%
SUMMIT	13	0.51%	7	0.33%	35	1.74%	84	3.76%	103	6.96%	85.71%
<b>Grand Total:</b>	<b>276</b>	<b>2.67%</b>	<b>362</b>	<b>4.00%</b>	<b>757</b>	<b>8.93%</b>	<b>1,146</b>	<b>13.95%</b>	<b>1,075</b>	<b>15.69%</b>	<b>-23.78%</b>

**New Construction Sales Volume - All Property Types: Calculated by Gross Volume**

County	Gross Sales New Const. 2015	# Trans New Const. 2015	% Gross Volume Sales 2015	Gross Sales New Const. 2014	# Trans New Const. 2014	% Gross Volume Sales 2014	Gross Sales New Const. 2013	# Trans New Const. 2013	% Gross Volume Sales 2013	% of Total Developer Trans. 2015 vs. 2014
EAGLE	\$206,215,727	152	10.37%	\$208,717,927	71	11.42%	\$86,987,211	70	6.20%	-9.24%
GARFIELD	\$28,499,389	23	5.39%	\$17,661,690	3	3.81%	\$11,556,350	24	3.64%	21.64%
GRAND	\$28,092,813	59	6.91%	\$11,110,565	28	2.95%	\$26,861,298	68	9.23%	152.85%
PITKIN	\$276,761,710	28	13.77%	\$115,377,638	13	7.61%	\$64,999,380	17	5.25%	139.87%
ROUITT	\$74,053,000	85	10.59%	\$39,080,215	59	6.53%	\$38,485,000	65	7.64%	89.49%
SAN MIGUEL	\$66,295,208	42	14.29%	\$38,383,924	19	7.55%	\$48,046,100	41	14.46%	72.72%
SUMMIT	\$185,779,550	160	13.53%	\$53,599,200	57	5.07%	\$28,013,900	30	3.15%	246.61%
<b>Grand Total:</b>	<b>\$865,598,906</b>	<b>679</b>	<b>11.58%</b>	<b>\$481,731,070</b>	<b>289</b>	<b>7.61%</b>	<b>\$400,500,040</b>	<b>358</b>	<b>8.10%</b>	<b>79.69%</b>

**Buyer Profile: 2013**

County	Local	Front Range	Out of State: Domestic	International	Total Sales	% Local	% Front Range	% Out of State: Domestic	% International	% Total Sales
EAGLE	943	267	532	24	1,766	53.40%	15.12%	30.12%	1.36%	100.00%
GARFIELD	1,025	60	144	1	1,230	83.33%	4.88%	11.71%	0.08%	100.00%
GRAND	288	721	199	6	1,214	23.72%	59.39%	16.39%	0.49%	100.00%
PITKIN	328	23	16	667	867	49.89%	3.45%	44.98%	2.49%	100.00%
ROUITT	549	168	553	9	1,278	42.96%	13.15%	43.27%	0.62%	100.00%
SAN MIGUEL	138	14	248	5	405	34.07%	3.46%	61.23%	1.23%	100.00%
SUMMIT	592	785	824	17	1,998	29.63%	40.09%	32.70%	0.89%	100.00%
<b>Grand Total:</b>	<b>3,773</b>	<b>2,018</b>	<b>2,609</b>	<b>77</b>	<b>8,468</b>	<b>44.55%</b>	<b>23.83%</b>	<b>30.70%</b>	<b>0.91%</b>	<b>100.00%</b>

**Buyer Profile: 2014**

County	Local	Front Range	Out of State: Domestic	International	Total Sales	% Local	% Front Range	% Out of State: Domestic	% International	% Total Sales
EAGLE	844	265	553	40	1,802	52.39%	14.71%	30.69%	2.22%	100.00%
GARFIELD	1,062	49	150	0	1,261	84.24%	3.83%	11.71%	0.00%	100.00%
GRAND	288	671	215	4	1,178	24.45%	56.96%	18.25%	0.34%	100.00%
PITKIN	328	416	296	16	1,056	30.99%	39.63%	29.63%	2.80%	100.00%
ROUITT	610	217	527	6	1,360	44.85%	15.96%	38.75%	0.44%	100.00%
SAN MIGUEL	192	17	327	7	526	36.51%	3.23%	62.17%	1.33%	100.00%
SUMMIT	1,042	696	636	19	2,042	50.99%	34.09%	14.84%	0.95%	100.00%
<b>Grand Total:</b>	<b>4,007</b>	<b>2,135</b>	<b>2,703</b>	<b>91</b>	<b>8,936</b>	<b>44.84%</b>	<b>23.89%</b>	<b>30.25%</b>	<b>1.02%</b>	<b>100.00%</b>

**Buyer Profile: 2015**

County	Local	Front Range	Out of State: Domestic	International	Total Sales	% Local	% Front Range	% Out of State: Domestic	% International	% Total Sales
EAGLE	1,133	352	550	26	2,061	54.97%	17.06%	26.69%	1.26%	100.00%
GARFIELD	1,287	62	158	1	1,508	85.34%	4.11%	10.49%	0.07%	100.00%
GRAND	328	818	235	4	1,438	22.89%	56.88%	16.34%	0.00%	100.00%
PITKIN	790	18	328	11	1,137	69.56%	1.62%	28.81%	0.01%	100.00%
ROUITT	718	179	559	9	1,465	48.99%	12.29%	38.37%	0.00%	100.00%
SAN MIGUEL	200	23	362	8	593	33.71%	3.88%	59.91%	1.44%	100.00%
SUMMIT	740	1,020	763	14	2,537	28.97%	40.20%	30.07%	0.76%	100.00%
<b>Grand Total:</b>	<b>4,895</b>	<b>2,472</b>	<b>2,915</b>	<b>65</b>	<b>10,347</b>	<b>47.31%</b>	<b>23.89%</b>	<b>28.17%</b>	<b>0.63%</b>	<b>100.00%</b>

Note - 2014 New Construction Totals for Pitkin County including Fractional Sales are: 85 transactions with \$130,438,889 in Gross Volume - Totals for Routt County including Fractional Sales are: 200 transactions with \$50,312,715 in Gross Volume  
Data is collected from the Eagle, Garfield, Grand, Pitkin, Routt, San Miguel & Summit County Clerk & Recorder's Office & Assessor's Office. Data is deemed reliable but not guaranteed.

Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Basalt, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs, Telluride, Vail & Winter Park.



## Monthly Gross Volume Transaction Report: All Recorded Transactions \*

Year	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
<b>2015</b>													
EAGLE	\$ 145,323,518	\$ 89,729,327	\$ 139,865,116	\$ 114,079,607	\$ 160,565,432	\$ 225,916,373	\$ 171,372,586	\$ 155,378,858	\$ 229,528,778	\$ 177,786,117	\$ 137,128,799	\$ 242,524,378	\$ 1,989,137,889
GARFIELD	\$ 23,989,800	\$ 22,389,300	\$ 39,989,900	\$ 48,246,900	\$ 48,246,900	\$ 52,511,100	\$ 69,439,700	\$ 46,498,700	\$ 63,816,300	\$ 52,929,572	\$ 34,370,100	\$ 50,196,400	\$ 529,662,700
GRAND	\$ 18,719,739	\$ 12,302,172	\$ 34,713,791	\$ 22,122,082	\$ 30,811,986	\$ 32,122,082	\$ 31,808,300	\$ 54,565,898	\$ 29,579,114	\$ 55,149,218	\$ 34,576,417	\$ 49,521,600	\$ 406,625,640
PIKIN	\$ 186,520,643	\$ 174,375,158	\$ 126,018,523	\$ 198,596,859	\$ 151,307,058	\$ 103,091,638	\$ 160,535,981	\$ 149,535,975	\$ 266,268,790	\$ 170,451,700	\$ 130,724,793	\$ 192,691,656	\$ 2,016,118,644
ROUITT	\$ 31,110,020	\$ 18,264,200	\$ 41,852,200	\$ 33,982,200	\$ 47,619,600	\$ 61,710,000	\$ 80,602,200	\$ 62,465,300	\$ 58,970,000	\$ 64,653,600	\$ 64,621,800	\$ 99,291,100	\$ 760,893,935
SAN MIGUEL	\$ 20,138,255	\$ 30,161,256	\$ 10,471,197	\$ 38,095,520	\$ 45,338,200	\$ 23,657,725	\$ 36,841,449	\$ 41,432,367	\$ 35,856,401	\$ 53,328,638	\$ 44,459,623	\$ 44,459,623	\$ 463,819,073
SUMMIT	\$ 66,336,500	\$ 50,326,500	\$ 63,588,250	\$ 92,373,585	\$ 116,330,500	\$ 129,754,349	\$ 117,921,469	\$ 142,534,000	\$ 165,716,318	\$ 156,891,050	\$ 109,915,500	\$ 141,433,873	\$ 1,372,793,984
<b>Grand Total:</b>	<b>\$ 454,387,254</b>	<b>\$ 355,688,283</b>	<b>\$ 491,618,227</b>	<b>\$ 552,860,343</b>	<b>\$ 581,527,822</b>	<b>\$ 628,450,085</b>	<b>\$ 687,100,793</b>	<b>\$ 627,422,362</b>	<b>\$ 891,893,928</b>	<b>\$ 743,715,658</b>	<b>\$ 546,666,047</b>	<b>\$ 820,229,176</b>	<b>\$ 7,472,181,851</b>
<b>2014</b>													
EAGLE	\$ 103,109,993	\$ 121,963,299	\$ 104,055,895	\$ 239,411,420	\$ 140,853,228	\$ 126,187,516	\$ 101,361,882	\$ 148,315,026	\$ 148,315,026	\$ 199,038,260	\$ 128,287,523	\$ 252,756,183	\$ 1,779,363,469
GARFIELD	\$ 26,864,925	\$ 30,023,600	\$ 27,564,600	\$ 31,087,200	\$ 40,434,600	\$ 51,175,900	\$ 49,114,288	\$ 43,238,000	\$ 41,916,200	\$ 72,606,200	\$ 34,521,700	\$ 45,211,700	\$ 493,389,813
GRAND	\$ 18,700,138	\$ 20,259,405	\$ 31,799,604	\$ 23,356,093	\$ 24,129,768	\$ 26,838,748	\$ 29,543,859	\$ 42,962,440	\$ 36,151,938	\$ 34,093,319	\$ 42,875,322	\$ 47,754,542	\$ 377,264,397
PIKIN	\$ 35,592,328	\$ 96,506,389	\$ 97,805,193	\$ 172,030,423	\$ 187,388,202	\$ 173,504,025	\$ 84,125,244	\$ 200,084,788	\$ 158,401,154	\$ 149,521,948	\$ 149,521,948	\$ 151,058,863	\$ 1,517,058,863
ROUITT	\$ 20,472,300	\$ 38,764,000	\$ 39,396,500	\$ 38,333,000	\$ 56,487,700	\$ 36,641,449	\$ 61,002,300	\$ 50,369,100	\$ 81,472,500	\$ 75,109,000	\$ 41,440,400	\$ 58,172,300	\$ 598,385,544
SAN MIGUEL	\$ 20,955,654	\$ 28,079,407	\$ 45,247,631	\$ 29,275,135	\$ 36,515,087	\$ 40,187,733	\$ 31,738,578	\$ 85,924,300	\$ 70,115,777	\$ 95,337,701	\$ 36,829,800	\$ 31,091,767	\$ 598,189,662
SUMMIT	\$ 53,073,051	\$ 44,671,000	\$ 67,244,100	\$ 62,554,700	\$ 96,773,950	\$ 69,830,150	\$ 59,597,625	\$ 147,078,700	\$ 130,161,800	\$ 140,587,700	\$ 90,305,800	\$ 107,301,019	\$ 1,057,301,019
<b>Grand Total:</b>	<b>\$ 278,768,389</b>	<b>\$ 380,207,200</b>	<b>\$ 413,653,543</b>	<b>\$ 693,052,971</b>	<b>\$ 862,531,535</b>	<b>\$ 424,345,421</b>	<b>\$ 451,483,626</b>	<b>\$ 553,969,243</b>	<b>\$ 725,134,938</b>	<b>\$ 724,747,434</b>	<b>\$ 557,895,395</b>	<b>\$ 685,421,985</b>	<b>\$ 6,330,951,677</b>
<b>2013</b>													
EAGLE	\$ 61,119,460	\$ 95,173,867	\$ 90,504,772	\$ 125,968,600	\$ 124,319,071	\$ 94,345,910	\$ 122,933,025	\$ 107,615,823	\$ 151,325,898	\$ 164,928,610	\$ 138,598,549	\$ 125,803,895	\$ 1,402,637,280
GARFIELD	\$ 23,677,100	\$ 18,981,800	\$ 18,981,800	\$ 18,981,800	\$ 14,220,050	\$ 26,888,300	\$ 36,429,000	\$ 32,667,800	\$ 32,667,800	\$ 30,600,400	\$ 38,467,265	\$ 38,467,265	\$ 383,017,575
GRAND	\$ 21,707,192	\$ 23,494,298	\$ 28,779,368	\$ 17,778,467	\$ 25,566,147	\$ 24,963,903	\$ 24,963,903	\$ 22,183,977	\$ 26,732,956	\$ 30,040,328	\$ 23,223,940	\$ 26,359,491	\$ 290,901,500
PIKIN	\$ 75,488,855	\$ 34,789,879	\$ 89,183,237	\$ 107,933,030	\$ 114,044,463	\$ 99,784,738	\$ 83,551,360	\$ 127,377,401	\$ 216,617,642	\$ 151,835,246	\$ 122,317,241	\$ 74,687,650	\$ 1,237,667,832
ROUITT	\$ 34,554,500	\$ 30,738,500	\$ 42,183,910	\$ 42,183,910	\$ 55,795,100	\$ 46,453,300	\$ 45,430,700	\$ 48,074,285	\$ 54,851,600	\$ 48,074,285	\$ 33,072,900	\$ 34,361,500	\$ 503,741,495
SAN MIGUEL	\$ 9,888,300	\$ 22,927,500	\$ 31,696,800	\$ 12,014,800	\$ 35,259,300	\$ 20,871,500	\$ 11,614,500	\$ 46,885,050	\$ 33,838,250	\$ 33,359,281	\$ 16,858,300	\$ 65,915,777	\$ 335,287,367
SUMMIT	\$ 62,235,670	\$ 45,837,653	\$ 55,149,780	\$ 64,956,000	\$ 94,975,050	\$ 70,371,650	\$ 80,849,879	\$ 109,430,700	\$ 111,130,100	\$ 114,723,935	\$ 89,196,800	\$ 75,615,706	\$ 972,871,923
<b>Grand Total:</b>	<b>\$ 288,651,577</b>	<b>\$ 289,737,397</b>	<b>\$ 347,302,455</b>	<b>\$ 404,428,967</b>	<b>\$ 474,278,261</b>	<b>\$ 383,279,301</b>	<b>\$ 408,070,759</b>	<b>\$ 620,456,041</b>	<b>\$ 826,456,041</b>	<b>\$ 553,347,000</b>	<b>\$ 441,258,095</b>	<b>\$ 438,620,619</b>	<b>\$ 5,136,123,972</b>
<b>2012</b>													
EAGLE	\$ 104,482,288	\$ 92,427,000	\$ 99,867,800	\$ 124,475,200	\$ 154,113,314	\$ 97,258,600	\$ 73,828,150	\$ 116,279,200	\$ 140,283,568	\$ 159,787,215	\$ 135,702,340	\$ 224,877,609	\$ 1,513,490,284
GARFIELD	\$ 22,066,800	\$ 20,881,400	\$ 28,979,200	\$ 32,487,599	\$ 36,877,400	\$ 33,223,299	\$ 38,335,000	\$ 29,378,700	\$ 35,073,850	\$ 32,741,976	\$ 28,185,216	\$ 37,139,624	\$ 376,385,024
GRAND	\$ 13,289,197	\$ 13,723,528	\$ 21,487,149	\$ 32,487,599	\$ 20,487,599	\$ 20,487,599	\$ 21,296,800	\$ 20,552,601	\$ 27,400,800	\$ 27,400,800	\$ 27,400,800	\$ 27,400,800	\$ 271,638,663
PIKIN	\$ 94,010,915	\$ 40,718,729	\$ 100,854,039	\$ 97,359,781	\$ 92,462,347	\$ 141,864,462	\$ 77,226,626	\$ 102,778,767	\$ 217,665,306	\$ 138,823,400	\$ 265,449,558	\$ 1,436,102,886	\$ 1,436,102,886
ROUITT	\$ 42,660,000	\$ 22,422,400	\$ 38,091,500	\$ 31,406,700	\$ 31,562,700	\$ 35,259,300	\$ 20,871,500	\$ 11,614,500	\$ 46,885,050	\$ 33,838,250	\$ 16,858,300	\$ 65,915,777	\$ 335,287,367
SAN MIGUEL	Please See Yearly Total for San Miguel County												
SUMMIT	\$ 42,663,800	\$ 43,683,600	\$ 38,893,960	\$ 55,250,700	\$ 73,173,000	\$ 56,820,400	\$ 65,197,855	\$ 71,800,475	\$ 80,330,100	\$ 114,298,400	\$ 74,734,600	\$ 88,152,000	\$ 814,959,850
<b>Grand Total:</b>	<b>\$ 319,183,100</b>	<b>\$ 233,491,357</b>	<b>\$ 317,581,498</b>	<b>\$ 360,443,239</b>	<b>\$ 408,128,191</b>	<b>\$ 414,861,737</b>	<b>\$ 305,148,151</b>	<b>\$ 399,615,523</b>	<b>\$ 532,036,424</b>	<b>\$ 524,937,509</b>	<b>\$ 363,700,809</b>	<b>\$ 717,336,059</b>	<b>\$ 5,263,215,897</b>
<b>2011</b>													
EAGLE	\$ 86,162,658	\$ 82,622,700	\$ 131,955,600	\$ 100,701,000	\$ 119,819,895	\$ 67,869,777	\$ 46,698,653	\$ 82,557,973	\$ 82,859,500	\$ 112,774,000	\$ 124,878,900	\$ 117,149,200	\$ 1,156,049,856
GARFIELD	\$ 17,681,900	\$ 16,934,200	\$ 28,979,200	\$ 24,008,500	\$ 18,929,200	\$ 22,864,000	\$ 27,370,000	\$ 25,724,600	\$ 19,404,300	\$ 25,725,300	\$ 23,498,600	\$ 23,741,800	\$ 272,072,600
GRAND	\$ 11,743,885	\$ 11,389,877	\$ 15,856,060	\$ 16,879,061	\$ 14,339,040	\$ 14,911,183	\$ 13,051,799	\$ 20,372,595	\$ 25,648,746	\$ 20,372,595	\$ 30,934,252	\$ 17,939,543	\$ 214,960,547
PIKIN	\$ 73,988,349	\$ 11,550,853	\$ 84,472,737	\$ 97,210,864	\$ 102,682,933	\$ 166,017,477	\$ 34,072,361	\$ 84,239,728	\$ 128,951,913	\$ 83,752,145	\$ 120,748,836	\$ 74,705,410	\$ 1,180,932,706
ROUITT	\$ 42,060,200	\$ 32,044,300	\$ 32,044,300	\$ 50,417,300	\$ 50,417,300	\$ 50,417,300	\$ 39,752,000	\$ 35,317,400	\$ 31,640,300	\$ 31,640,300	\$ 40,648,300	\$ 47,103,200	\$ 246,556,300
SAN MIGUEL	Please See Yearly Total for San Miguel County												
SUMMIT	\$ 44,042,400	\$ 38,516,800	\$ 45,048,200	\$ 65,323,300	\$ 57,177,000	\$ 65,751,000	\$ 35,559,200	\$ 65,898,000	\$ 79,799,400	\$ 73,125,800	\$ 61,748,100	\$ 68,168,700	\$ 699,153,800
<b>Grand Total:</b>	<b>\$ 275,478,792</b>	<b>\$ 243,565,130</b>	<b>\$ 317,613,197</b>	<b>\$ 317,566,225</b>	<b>\$ 389,264,968</b>	<b>\$ 339,264,968</b>	<b>\$ 190,177,613</b>	<b>\$ 370,970,356</b>	<b>\$ 401,456,988</b>	<b>\$ 479,749,101</b>	<b>\$ 401,456,988</b>	<b>\$ 417,336,059</b>	<b>\$ 4,682,815,800</b>
<b>2010</b>													
EAGLE	\$ 86,884,200	\$ 101,181,634	\$ 131,701,100	\$ 130,653,300	\$ 124,810,690	\$ 141,821,150	\$ 88,131,800	\$ 101,212,200	\$ 235,698,303	\$ 133,934,200	\$ 113,577,217	\$ 108,818,889	\$ 1,497,172,233
GARFIELD	\$ 11,641,500	\$ 12,503,900	\$ 24,320,000	\$ 21,940,200	\$ 17,487,500	\$ 20,376,300	\$ 24,709,600	\$ 17,782,700	\$ 20,300,900	\$ 17,782,700	\$ 18,637,600	\$ 17,379,700	\$ 245,677,800
GRAND	Please See Yearly Total for Grand County												
PIKIN	\$ 48,615,885	\$ 38,969,999	\$ 100,605,244	\$ 158,544,632	\$ 73,320,335	\$ 100,602,177	\$ 68,183,096	\$ 70,001,699	\$ 90,318,503	\$ 194,057,196	\$ 114,454,505	\$ 123,002,681	\$ 1,181,574,442
ROUITT	\$ 49,807,800	\$ 32,234,500	\$ 43,646,200	\$ 40,211,000	\$ 35,689,200	\$ 35,689,200	\$ 35,689,200	\$ 35,689,200	\$ 50,689,800	\$ 47,275,714	\$ 51,621,000	\$ 51,621,000	\$ 512,100,114
SAN MIGUEL	Please See Yearly Total for San Miguel County												
SUMMIT	\$ 30,551,500	\$ 63,599,500	\$ 30,551,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 63,599,500	\$ 635,088,300
<b>Grand Total:</b>	<b>\$ 227,890,385</b>	<b>\$ 219,995,948</b>	<b>\$ 337,135,420</b>	<b>\$ 405,576,582</b>	<b>\$ 382,359,827</b>	<b>\$ 256,514,998</b>	<b>\$ 318,360,299</b>	<b>\$ 472,714,708</b>	<b>\$ 649,495,598</b>	<b>\$ 334,843,938</b>	<b>\$ 374,978,070</b>	<b>\$ 469,621,704</b>	<b>\$ 4,682,815,800</b>
<b>2009</b>													
EAGLE	\$ 40,487,500	\$ 56,780,800	\$ 59,372,400	\$ 57,947,000	\$ 70,751,600	\$ 55,286,400	\$ 59,677,500	\$ 91,791,200	\$ 100,847,572	\$			