

2017 Commercial Condo Comparable Sales

Account	Description	Property Address	City	Total SqFt	Year Built	Eff Yr Blt	Sale Date	Reception No	Sale Price	Time Adj Sale Price
R0001857	OFFICE	1240 PINE ST	BOULDER	3944	1900	1975	Dec-14	3418584	\$1,663,500	\$1,703,900
R0005971	OFFICE	948 NORTH ST # 2	BOULDER	549	1984	1984	Aug-11	3164596	\$190,000	\$227,000
R0007080	OFFICE	954 NORTH ST # A	BOULDER	3564	2000	2000	Dec-13	3355457	\$1,300,000	\$1,458,000
R0014148	OFFICE	4155 DARLEY AVE # A	BOULDER	1491	1968	1975	Jun-16	3527640	\$425,000	\$425,000
R0061286	MEDICAL	1760 CENTENNIAL DR	LOUISVILLE	3444	1992	1992	Feb-12	3208784	\$750,000	\$886,300
R0081837	MEDICAL	3400 PENROSE PL # 102	BOULDER	889	1979	1979	Dec-12	3278283	\$227,900	\$264,300
R0081839	MEDICAL	3400 PENROSE PL # 104	BOULDER	1477	1979	1985	Jan-13	3279687	\$370,700	\$429,100
R0082444	OFFICE	609 TAYLOR AVE # A	LOUISVILLE	3267	2001	2001	Mar-15	3433522	\$425,000	\$425,000
R0088244	OFFICE	5330 MANHATTAN CIR # C	BOULDER	2211	1980	1980	Feb-16	3500383	\$480,000	\$480,000
R0088248	OFFICE	5330 MANHATTAN CIR # G	BOULDER	896	1980	1980	Jan-14	3361457	\$210,000	\$233,800
R0088375	INDUSTRIAL FLEX BUILDING	5741 ARAPAHOE AVE # 1&2	BOULDER	6912	1980	1980	Mar-14	3372817	\$750,000	\$822,900
R0098340	OFFICE	948 NORTH ST # 4	BOULDER	944	1984	1984	Mar-14	3372442	\$262,000	\$287,500
R0099006	INDUSTRIAL FLEX BUILDING	5741 ARAPAHOE AVE # 3	BOULDER	5888	1980	1980	Sep-14	3406095	\$490,000	\$513,800
R0099009	INDUSTRIAL FLEX BUILDING	5741 ARAPAHOE AVE # 5	BOULDER	4864	1980	1980	Jan-14	3362483	\$568,695	\$633,200
R0099010	INDUSTRIAL FLEX BUILDING	5741 ARAPAHOE AVE # 6	BOULDER	2925	1980	1980	Jan-14	3362479	\$281,573	\$313,500
R0100338	OFFICE	1525 SPRUCE ST # 2A	BOULDER	2328	1984	1984	Feb-12	3205639	\$376,100	\$444,400
R0100863	OFFICE	2727 PINE ST # 5A	BOULDER	603	1983	1983	Jul-13	3325185	\$145,000	\$165,900
R0100864	OFFICE	2727 PINE ST # 7A	BOULDER	304	1983	1983	Sep-12	3249323	\$80,500	\$93,900
R0100866	OFFICE	2727 PINE ST # 10	BOULDER	487	1983	1983	Oct-13	3348808	\$136,000	\$154,700
R0101992	OFFICE	3450 PENROSE PL # 210	BOULDER	442	1985	1995	Oct-14	3409944	\$120,000	\$124,900
R0103033	OFFICE	1525 SPRUCE ST # 2B	BOULDER	3026	1984	1984	Oct-13	3347254	\$539,200	\$613,400
R0104984	OFFICE	1525 SPRUCE ST # 1C	BOULDER	2193	1984	1984	Oct-13	3347267	\$397,100	\$451,800
R0106471	OFFICE	1400 MAIN ST # 101	LOUISVILLE	1642	1987	1987	Jan-16	3498548	\$263,700	\$263,700
R0116933	MEDICAL	1155 ALPINE AVE # 150	BOULDER	2448	1993	1993	May-13	3312365	\$575,000	\$660,500
R0116934	MEDICAL	1155 ALPINE AVE # 180	BOULDER	2545	1993	1993	Feb-13	3287799	\$610,800	\$705,700
R0116937	MEDICAL	1155 ALPINE AVE # 230	BOULDER	2344	1993	1993	Nov-15	3484743	\$697,500	\$697,500
R0116939	MEDICAL	1155 ALPINE AVE # 250	BOULDER	1530	1993	1993	Sep-13	3345243	\$359,800	\$410,100
R0116943	MEDICAL	1155 ALPINE AVE # 300	BOULDER	4717	1993	1998	Jan-13	3286512	\$1,125,000	\$1,302,200
R0121419	OFFICE	1371 HECLA DR # B1	LOUISVILLE	2161	1995	1995	Apr-14	3376735	\$310,000	\$337,600
R0121421	OFFICE	1371 HECLA DR # C2	LOUISVILLE	1676	1995	1995	Mar-16	3509430	\$265,000	\$265,000
R0121843	OFFICE	245 CENTURY CIR # 101	LOUISVILLE	809	1999	1999	Apr-16	3514215	\$206,000	\$206,000
R0126607	OFFICE	1371 HECLA DR # B2	LOUISVILLE	888	1995	1995	Apr-14	3378148	\$260,000	\$283,200
R0126803	MANUFACTURING	1216 COMMERCE CT # 1	LAFAYETTE	2101	2000	2000	Jul-15	3462800	\$325,000	\$325,000
R0127966	OFFICE	7102 LA VISTA PL # 203	UNINCORPORATED	1464	1997	1997	Sep-15	3477288	\$230,000	\$230,000
R0142175	INDUSTRIAL FLEX BUILDING	657 TAYLOR AVE # E	LOUISVILLE	3645	1999	1999	Jun-13	3319581	\$300,000	\$344,000
R0144325	OFFICE	245 CENTURY CIR # 103	LOUISVILLE	1623	1999	1999	Jul-16	3530463	\$481,300	\$481,300
R0144333	OFFICE	245 CENTURY CIR # 205	LOUISVILLE	1010	1999	1999	Sep-15	3476664	\$260,000	\$260,000
R0144334	OFFICE	245 CENTURY CIR # 206	LOUISVILLE	999	1999	1999	May-16	3521229	\$260,000	\$260,000
R0148033	MANUFACTURING	1216 COMMERCE CT # 7	LAFAYETTE	2126	2000	2000	Oct-15	3481935	\$225,000	\$225,000
R0148035	OFFICE	1216 COMMERCE CT # 9	LAFAYETTE	4218	2000	2000	Sep-15	3473558	\$561,000	\$561,000
R0149421	MEDICAL	4150 DARLEY AVE # 11	BOULDER	946	1968	1978	Sep-14	3404202	\$272,500	\$285,700
R0149570	OFFICE	609 TAYLOR AVE # E	LOUISVILLE	3522	2001	2001	Nov-14	3412374	\$410,000	\$418,100
R0500139	OFFICE	5075 CHAPARRAL CT # 3	BOULDER	2470	2001	2001	May-12	3221807	\$371,300	\$436,300
R0500544	OFFICE	2600 30TH ST # 103	BOULDER	2442	2001	2001	Sep-13	3345241	\$1,000,000	\$1,139,900
R0500782	INDUSTRIAL FLEX BUILDING	1849 CHERRY ST # 3	LOUISVILLE	4650	2001	2001	Jan-14	3363675	\$470,000	\$523,300
R0500782	INDUSTRIAL FLEX BUILDING	1849 CHERRY ST # 3	LOUISVILLE	4650	2001	2001	Jan-14	3363675	\$470,000	\$523,300
R0500788	OFFICE	1849 CHERRY ST # 10	LOUISVILLE	4290	2001	2001	Aug-12	3245204	\$329,800	\$385,400
R0500863	OFFICE	2668 NORTH PARK DR # 200	LAFAYETTE	1281	2001	2001	Sep-15	3477208	\$363,900	\$363,900
R0500864	OFFICE	2668 NORTH PARK DR # 110	LAFAYETTE	2781	2001	2001	Sep-15	3477198	\$712,900	\$712,900
R0500955	OFFICE	2551 31ST ST	BOULDER	3146	2001	2001	Sep-14	3401821	\$950,000	\$996,200

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R0502110	RETAIL	5420 ARAPAHOE AVE # A	BOULDER	3519	2002	2002	Dec-14	3420799	\$875,000	\$896,300
R0502538	OFFICE	630 15TH AV # 100	LONGMONT	2478	1959	1994	Oct-11	3179296	\$380,000	\$452,400
R0503075	OFFICE	1501 LEE HILL DR # 3	BOULDER	1875	2003	2003	Apr-16	3512478	\$495,000	\$495,000
R0503076	INDUSTRIAL FLEX BUILDING	1501 LEE HILL DR # 4	BOULDER	1875	2003	2003	Jul-13	3328040	\$400,000	\$457,700
R0503076	INDUSTRIAL FLEX BUILDING	1501 LEE HILL DR # 4	BOULDER	1875	2003	2003	May-16	3516668	\$425,000	\$425,000
R0503082	OFFICE	1501 LEE HILL DR # 10	BOULDER	1875	2003	2003	Mar-16	3505880	\$520,000	\$520,000
R0503088	INDUSTRIAL FLEX BUILDING	1501 LEE HILL DR # 16	BOULDER	1875	2003	2003	Jan-14	3363683	\$420,000	\$467,600
R0503094	INDUSTRIAL FLEX BUILDING	1501 LEE HILL DR # 22	BOULDER	1875	2003	2003	Aug-13	3339157	\$399,500	\$456,300
R0503121	RETAIL	5420 ARAPAHOE AVE # D	BOULDER	1812	2002	2002	Nov-14	3415544	\$410,000	\$423,300
R0503124	OFFICE	5420 ARAPAHOE AVE # 1	BOULDER	1024	2002	2002	Sep-11	3171630	\$214,000	\$255,200
R0503124	OFFICE	5420 ARAPAHOE AVE # 1	BOULDER	1024	2002	2002	Nov-12	3270420	\$210,000	\$244,000
R0503225	MEDICAL	630 15TH AV # 101	LONGMONT	2224	2001	2003	Oct-11	3180049	\$280,000	\$333,300
R0503227	OFFICE	630 15TH AVE # 201	LONGMONT	1732	2001	2008	Oct-12	3260867	\$245,500	\$285,800
R0503422	OFFICE	2727 PINE ST # 2A	BOULDER	1349	1983	1985	Mar-12	3214547	\$229,500	\$270,700
R0503483	OFFICE	2500 30TH ST # 301	BOULDER	636	2002	2002	Mar-13	3299300	\$215,000	\$247,900
R0503525	OFFICE	3445 PENROSE PL # 110	BOULDER	1562	1986	1986	May-13	3315288	\$382,300	\$439,100
R0503551	OFFICE	3445 PENROSE PL # 140	BOULDER	732	1986	1986	Feb-13	3294286	\$168,000	\$194,100
R0503552	OFFICE	3445 PENROSE PL # 210	BOULDER	671	1986	1986	Dec-12	3277080	\$195,000	\$226,100
R0503555	OFFICE	3445 PENROSE PL # 230	BOULDER	1128	1986	1986	Sep-14	3405277	\$330,000	\$314,600
R0503556	OFFICE	3445 PENROSE PL # 240	BOULDER	1119	1986	1986	Dec-15	3493491	\$330,000	\$330,000
R0504347	OFFICE	1400 FOLSOM ST # 102	BOULDER	1967	1978	1995	Apr-13	3305812	\$495,000	\$569,700
R0504348	OFFICE	1400 FOLSOM ST # 201	BOULDER	897	1978	1995	Feb-16	3502678	\$250,000	\$250,000
R0504348	OFFICE	1400 FOLSOM ST # 201	BOULDER	897	1978	1995	Aug-12	3253277	\$187,000	\$218,500
R0504349	OFFICE	1400 FOLSOM ST # 202	BOULDER	640	1978	1995	Feb-16	3502673	\$125,000	\$125,000
R0504349	OFFICE	1400 FOLSOM ST # 202	BOULDER	640	1978	1995	Aug-12	3253275	\$123,000	\$143,700
R0504683	OFFICE	3200 CARBON PL # 101	BOULDER	2016	2003	2003	Dec-13	3357230	\$472,000	\$529,300
R0504685	OFFICE	3200 CARBON PL # 103	BOULDER	3036	2003	2003	Apr-14	3374225	\$750,000	\$816,800
R0505241	OFFICE	2517 BROADWAY	BOULDER	1076	1930	1970	Jul-15	3462433	\$489,000	\$489,000
R0505248	OFFICE	2521 BROADWAY # A	BOULDER	3706	2003	2003	Aug-13	3337022	\$1,600,000	\$1,827,400
R0505290	OFFICE	6658 GUNPARK DR # 100	BOULDER	440	1997	1997	Aug-11	3166973	\$75,000	\$89,600
R0505478	OFFICE	6658 GUNPARK DR # 200	BOULDER	826	1997	1997	Apr-14	3374336	\$93,900	\$102,300
R0505481	OFFICE	6658 GUNPARK DR # 300	BOULDER	2010	1997	1997	Apr-15	3439380	\$270,000	\$270,000
R0505518	OFFICE	3014 BLUFF ST # 201	BOULDER	1278	2003	2003	Dec-14	3416478	\$420,000	\$430,200
R0505543	OFFICE	6395 GUNPARK DR # G	BOULDER	2233	1979	1979	Jul-11	3161895	\$235,000	\$281,300
R0505544	OFFICE	6395 GUNPARK DR # H	BOULDER	2190	1979	1979	Nov-11	3186231	\$220,000	\$261,400
R0505578	MEDICAL	4745 ARAPAHOE AVE # 120	BOULDER	400	2003	2003	Apr-14	3375927	\$95,600	\$104,100
R0505579	MEDICAL	4745 ARAPAHOE AV # 130	BOULDER	5653	2003	2003	May-12	3226789	\$1,497,500	\$1,759,700
R0505582	MEDICAL	4745 ARAPAHOE AVE # 300	BOULDER	1407	2003	2003	Feb-13	3292799	\$388,100	\$448,400
R0505790	OFFICE	4735 WALNUT ST # 4	BOULDER	2109	1983	1983	May-15	3444998	\$398,000	\$398,000
R0506437	OFFICE	3450 PENROSE PL # 220	BOULDER	795	1985	1985	Apr-16	3511849	\$234,000	\$214,000
R0506585	MEDICAL	2017 100 YEAR PARTY CT # C2	LONGMONT	2206	2003	2003	Aug-11	3164221	\$260,000	\$310,700
R0506636	RETAIL	976 DILLON RD	LOUISVILLE	6397	2000	2009	Mar-13	3302933	\$1,470,000	\$1,693,400
R0506843	OFFICE	980 DILLON RD	LOUISVILLE	6826	2000	2001	Dec-11	3189535	\$1,075,000	\$1,275,100
R0507119	MEDICAL	630 15TH AVE # 303	LONGMONT	782	1959	2003	Oct-12	3258821	\$91,000	\$105,900
R0507170	OFFICE	1400 LEE HILL DR # 7	BOULDER	734	2004	2004	Aug-14	3400498	\$192,500	\$203,400
R0507182	OFFICE	1440 LEE HILL DR # 5	BOULDER	964	2004	2004	Nov-14	3412488	\$197,000	\$203,400
R0507343	MEDICAL	1319 BASELINE RD # 1	LAFAYETTE	1822	2002	2002	Jun-15	3452447	\$315,000	\$315,000
R0507344	OFFICE	1319 BASELINE RD # 2	LAFAYETTE	2367	2002	2002	Aug-14	3400240	\$420,000	\$443,800
R0507815	OFFICE	1301 YELLOW PINE AVE # A	BOULDER	1469	2004	2004	Jun-14	3385097	\$370,000	\$397,000
R0507995	OFFICE	1501 EASY RIDER LN # 103	BOULDER	780	2004	2004	Sep-14	3404641	\$221,000	\$231,700

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R0508016	OFFICE	700 TENACITY DR # 102	LONGMONT	975	2004	2004	May-12	3223865	\$295,300	\$347,000
R0508016	OFFICE	700 TENACITY DR # 102	LONGMONT	975	2004	2004	Nov-15	3488286	\$179,000	\$179,000
R0508265	OFFICE	5485 CONESTOGA CT # 101	BOULDER	1498	1985	1985	Dec-12	3275831	\$178,300	\$206,800
R0508266	OFFICE	5485 CONESTOGA CT # 103	BOULDER	594	1985	1985	Mar-13	3299185	\$88,000	\$101,500
R0508267	OFFICE	5485 CONESTOGA CT # 104	BOULDER	5426	1985	1985	Apr-16	3512099	\$720,000	\$720,000
R0508486	OFFICE	1950 9TH ST	BOULDER	2518	2003	2003	Jun-15	3457152	\$1,075,000	\$1,075,000
R0508488	OFFICE	900 PEARL ST	BOULDER	2168	2003	2003	Dec-14	3419868	\$1,400,000	\$1,434,000
R0509286	OFFICE	2575 PEARL ST # 1C	BOULDER	2452	2004	2004	Apr-13	3303524	\$925,000	\$1,229,700
R0509301	OFFICE	1909 26TH ST # 2A	BOULDER	4286	1971	1990	Apr-15	3439661	\$1,600,000	\$1,600,000
R0509365	OFFICE	1510 ZAMIA AVE # 101	BOULDER	557	2004	2004	Apr-14	3373163	\$175,000	\$190,600
R0509368	OFFICE	4725 16TH ST # 104	BOULDER	539	2004	2004	Feb-16	3503597	\$210,000	\$210,000
R0509392	OFFICE	1510 ZAMIA AV # 102	BOULDER	547	2004	2004	Oct-11	3175580	\$135,000	\$160,700
R0509792	OFFICE	2500 30TH ST # 202	BOULDER	548	2002	2002	Aug-12	3244284	\$215,500	\$251,800
R0510086	OFFICE	5377 MANHATTAN CIR # 4A	BOULDER	962	2004	2004	Dec-15	3489656	\$405,000	\$405,000
R0510557	RETAIL	2020 IONOSPHERE ST # A	LONGMONT	1417	2005	2006	Feb-14	3366254	\$241,000	\$247,600
R0510560	RETAIL	645 TENACITY DR # E	LONGMONT	3830	2005	2005	Apr-15	3440988	\$628,000	\$628,000
R0510620	MEDICAL	1332 LINDEN ST # 2	LONGMONT	3591	1980	1980	Aug-16	3535703	\$350,000	\$350,000
R0511075	OFFICE	1301 YELLOW PINE AVE # C	BOULDER	650	2004	2004	Nov-15	3486901	\$265,000	\$265,000
R0511076	OFFICE	1301 YELLOW PINE AVE # B	BOULDER	640	2004	2004	Aug-15	3468058	\$177,500	\$177,500
R0511079	OFFICE	1311 YELLOW PINE AVE # C	BOULDER	300	2004	2004	Jun-16	3522195	\$107,000	\$107,000
R0511275	OFFICE	2500 30TH ST # 207	BOULDER	1149	2002	2002	Nov-13	3354155	\$425,000	\$480,100
R0511277	OFFICE	2500 30TH ST # 208	BOULDER	653	2002	2002	Apr-14	3375527	\$241,000	\$262,500
R0511277	OFFICE	2500 30TH ST # 208	BOULDER	653	2002	2002	Aug-12	3246785	\$215,000	\$251,200
R0511287	INDUSTRIAL FLEX BUILDING	5345 ARAPAHOE AVE # 1	BOULDER	4770	1994	1994	Jul-15	3459786	\$736,000	\$736,000
R0511288	INDUSTRIAL FLEX BUILDING	5345 ARAPAHOE AVE # 6	BOULDER	984	1994	1994	Nov-11	3184092	\$90,000	\$106,900
R0511289	INDUSTRIAL FLEX BUILDING	5345 ARAPAHOE AVE # 7	BOULDER	2618	1994	1994	Nov-11	3187709	\$389,300	\$462,600
R0511844	OFFICE	777 POPLAR AVE # 735	BOULDER	574	1980	1995	Apr-14	3377107	\$145,600	\$158,600
R0511845	OFFICE	777 POPLAR AVE # 745	BOULDER	1773	1980	1995	Jun-14	3386951	\$499,000	\$535,400
R0511845	OFFICE	777 POPLAR AVE # 745	BOULDER	863	1980	1995	Jul-16	3528592	\$383,000	\$383,000
R0511846	OFFICE	777 POPLAR AVE # 755	BOULDER	527	1980	1995	Jun-16	3527629	\$155,200	\$155,200
R0511848	OFFICE	777 POPLAR AVE # 775	BOULDER	567	1980	1995	May-13	3310289	\$143,200	\$164,500
R0511853	OFFICE	1909 26TH ST # 1E	BOULDER	1244	1971	1977	Sep-11	3170582	\$279,800	\$333,700
R0512369	OFFICE	850 LARAMIE BLVD # C	BOULDER	741	2007	2007	Mar-15	3436865	\$220,000	\$220,000
R0512371	OFFICE	950 LARAMIE BLVD # C	BOULDER	727	2007	2007	Apr-13	3305101	\$128,000	\$147,300
R0512375	RETAIL	950 LARAMIE BLVD # D	BOULDER	727	2007	2007	Jan-14	3362511	\$169,500	\$188,700
R0512463	OFFICE	5305 SPINE RD # A	BOULDER	3856	1979	1993	May-15	3449657	\$735,640	\$731,600
R0512491	OFFICE	6595 ODELL PL # M SO	BOULDER	1510	1980	1980	Oct-14	3409589	\$182,400	\$189,800
R0512504	WAREHOUSE	1725 MAJESTIC DR # A-4	LAFAYETTE	1080	2007	2007	Dec-11	3194121	\$95,000	\$112,700
R0512506	WAREHOUSE	1725 MAJESTIC DR # A-10	LAFAYETTE	1080	2007	2007	Jan-13	3283692	\$109,500	\$126,700
R0512507	WAREHOUSE	1725 MAJESTIC DR # A-6	LAFAYETTE	1080	2007	2007	May-13	3312417	\$110,000	\$126,400
R0512512	WAREHOUSE	1725 MAJESTIC DR # A-12	LAFAYETTE	1080	2007	2007	Apr-12	3219368	\$90,000	\$106,000
R0512543	RETAIL	1949 PEARL ST # C1	BOULDER	2484	2005	2005	Aug-13	3339087	\$1,000,000	\$1,142,100
R0512573	RETAIL	4550 BROADWAY ST # C-3A	BOULDER	1519	2005	2005	Dec-11	3188156	\$333,000	\$395,000
R0512577	RESTAURANT	4550 BROADWAY # C-3E	BOULDER	2940	2005	2005	Jan-16	3500204	\$1,025,000	\$1,015,000
R0512583	RETAIL	4580 BROADWAY ST # C-2	BOULDER	7414	2003	2003	Oct-11	3180328	\$1,600,000	\$1,904,800
R0512729	RETAIL	1325 DRY CREEK DR # 100	LONGMONT	1550	2005	2005	Mar-13	3303169	\$325,600	\$375,400
R0512731	RESTAURANT	1325 DRY CREEK DR # 103	LONGMONT	3073	2005	2005	Jan-13	3282011	\$265,000	\$306,700
R0512974	OFFICE	3020 CARBON PL # 102D	BOULDER	1351	2004	2004	Jun-15	3456978	\$412,400	\$412,400
R0513327	ENGINEERING/RESEARCH	500 ARTHUR AVE # 450	LOUISVILLE	6725	1998	1998	Feb-14	3368996	\$426,000	\$470,900
R0513331	OFFICE	500 ARTHUR AVE # 300	LOUISVILLE	6966	1998	1998	Feb-16	3503429	\$810,000	\$810,000

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R0514577	MANUFACTURING	1100 DELAWARE AVE # A	LONGMONT	1484	1982	1982	Sep-13	3342357	\$191,500	\$218,300
R0514578	MANUFACTURING	1100 DELAWARE AVE # B	LONGMONT	1487	1982	1982	Mar-12	03209097	\$182,000	\$214,700
R0514580	MANUFACTURING	1100 DELAWARE AVE # D	LONGMONT	1490	1982	1982	Sep-11	3169706	\$162,500	\$193,800
R0514620	OFFICE	1715 IRON HORSE DR # 104	LONGMONT	1020	1999	1999	Sep-15	3471449	\$193,000	\$193,000
R0514622	OFFICE	1715 IRON HORSE DR # 122	LONGMONT	836	1999	1999	Dec-11	3193552	\$145,000	\$172,000
R0514631	OFFICE	1715 IRON HORSE DR # 210	LONGMONT	5277	1999	1999	Sep-13	3341809	\$900,000	\$1,025,900
R0514632	OFFICE	1715 IRON HORSE DR # 220	LONGMONT	1895	1999	1999	May-12	3224487	\$360,000	\$423,000
R0515022	RESTAURANT	1011 WALNUT ST # 100	BOULDER	2878	1995	1995	Apr-12	3215286	\$1,251,000	\$1,472,800
R0515579	OFFICE	710 TENACITY DR # 101	LONGMONT	2966	2006	2007	Nov-11	3182515	\$390,000	\$463,400
R0515579	OFFICE	710 TENACITY DR # 101	LONGMONT	2966	2006	2007	Oct-14	3413153	\$585,000	\$608,700
R0515590	RETAIL	2810 COLLEGE AVE # 03	BOULDER	747	2008	2008	Aug-12	3243515	\$175,000	\$204,500
R0515590	RETAIL	2810 COLLEGE AVE # 03	BOULDER	747	2008	2008	Jun-15	3457536	\$255,000	\$255,000
R0515660	STORAGE WAREHOUSE	1725 MAJESTIC DR # B2	LAFAYETTE	1800	2008	2008	Mar-13	3298075	\$85,400	\$98,500
R0515661	STORAGE WAREHOUSE	1725 MAJESTIC DR # B3	LAFAYETTE	2400	2008	2008	Dec-11	3189840	\$114,000	\$135,200
R0515663	STORAGE WAREHOUSE	1725 MAJESTIC DR # B5	LAFAYETTE	2400	2008	2008	Jun-12	3227952	\$114,000	\$133,700
R0515665	STORAGE WAREHOUSE	1725 MAJESTIC DR # B7	LAFAYETTE	2400	2008	2008	Oct-11	3177235	\$110,400	\$131,400
R0515665	STORAGE WAREHOUSE	1725 MAJESTIC DR # B7	LAFAYETTE	2400	2008	2008	Jun-16	3523310	\$120,000	\$120,000
R0515666	STORAGE WAREHOUSE	1725 MAJESTIC DR # B8	LAFAYETTE	2400	2008	2008	Oct-11	3177233	\$110,400	\$131,400
R0515667	STORAGE WAREHOUSE	1725 MAJESTIC DR # B9	LAFAYETTE	2400	2008	2008	Mar-12	3210502	\$114,000	\$134,500
R0515668	WAREHOUSE	1725 MAJESTIC DR # B10	LAFAYETTE	1200	2008	2008	Jun-15	3458349	\$120,000	\$120,000
R0515669	WAREHOUSE	1725 MAJESTIC DR # B11	LAFAYETTE	1200	2008	2008	Jun-15	3458446	\$135,000	\$135,000
R0515670	STORAGE WAREHOUSE	1725 MAJESTIC DR # B12	LAFAYETTE	4800	2008	2008	Mar-14	3369951	\$225,000	\$246,900
R0516010	OFFICE	2033 11TH ST	BOULDER	806	1905	1975	Mar-13	3301084	\$220,000	\$253,700
R0516014	OFFICE	2027 11TH ST # 5	BOULDER	1564	1905	1975	Dec-12	3273392	\$592,000	\$686,500
R0516117	RETAIL	4550 BROADWAY # C-3B1	BOULDER	1476	2005	2005	Oct-15	3482765	\$524,000	\$524,000
R0516164	OFFICE	1035 PEARL ST # 428	BOULDER	140	1985	2000	Mar-12	3211004	\$104,700	\$123,500
R0516165	OFFICE	1035 PEARL ST # 430	BOULDER	108	1985	2000	Feb-13	3288068	\$42,400	\$49,000
R0516189	OFFICE	1035 PEARL ST # 319	BOULDER	397	1985	2000	Apr-14	3375930	\$135,000	\$147,000
R0516224	OFFICE	1035 PEARL ST # 320	BOULDER	214	1985	2000	Jul-13	3328839	\$59,500	\$68,100
R0516227	OFFICE	1035 PEARL ST # 327	BOULDER	192	1985	2000	Mar-13	3298032	\$140,000	\$161,400
R0516232	OFFICE	1035 PEARL ST # 403	BOULDER	232	1985	2000	Dec-12	3277622	\$209,000	\$242,400
R0516236	OFFICE	1035 PEARL ST # 414	BOULDER	98	1985	2000	Mar-13	3296129	\$38,000	\$43,800
R0516243	OFFICE	1035 PEARL ST # 405	BOULDER	257	1985	2000	Jan-12	3196246	\$145,000	\$171,700
R0516247	OFFICE	1035 PEARL ST # 412	BOULDER	114	1985	2000	Dec-12	3275264	\$50,500	\$58,600
R0516248	OFFICE	1035 PEARL ST # 413	BOULDER	94	1985	2000	Feb-13	3288061	\$42,400	\$49,000
R0516250	OFFICE	1035 PEARL ST # 417	BOULDER	249	1985	2000	Feb-12	03209086	\$114,406	\$135,200
R0516250	OFFICE	1035 PEARL ST # 417	BOULDER	249	1985	2000	Oct-14	3410209	\$147,500	\$153,500
R0516371	OFFICE	1475 ARTHUR AVE # 5	LOUISVILLE	5846	2008	2008	Aug-16	3539570	\$642,600	\$642,600
R0516464	RETAIL	1110 NEON FOREST CIR # A	LONGMONT	2363	2007	2007	Jun-12	3232976	\$190,000	\$222,900
R0516464	RETAIL	1110 NEON FOREST CIR # A	LONGMONT	1607	2007	2007	Sep-15	3473500	\$320,000	\$320,000
R0600350	OFFICE	902 PEARL ST # 2A	BOULDER	4361	2004	2004	Jul-11	3160924	\$1,775,000	\$2,124,900
R0600582	OFFICE	1701 15TH ST # 101	BOULDER	2069	2008	2008	Jun-13	3325284	\$695,000	\$796,800
R0600582	OFFICE	1701 15TH ST # 101	BOULDER	2069	2008	2008	Jan-15	3424886	\$910,000	\$924,700
R0600754	RETAIL	2034 PEARL ST # 100	BOULDER	1518	2010	2010	Jul-14	3391794	\$473,300	\$504,000
R0600755	RETAIL	2034 PEARL ST # 102	BOULDER	1330	2010	2010	Aug-13	3339616	\$450,000	\$513,900
R0600772	OFFICE	2575 PEARL ST # 330	BOULDER	1519	2004	2004	Feb-12	3201845	\$732,900	\$866,100
R0600835	OFFICE	205 MAIN ST # C	LONGMONT	6136	2004	2004	Jul-11	3158251	\$1,066,300	\$1,276,500
R0600838	OFFICE	205 MAIN ST # F	LONGMONT	1714	2004	2006	Jul-11	3158249	\$414,100	\$495,700
R0600838	OFFICE	205 MAIN ST # F	LONGMONT	1714	2004	2006	Aug-14	3399745	\$545,900	\$576,900
R0600889	OFFICE	5485 CONESTOGA CT # 100	BOULDER	1292	1985	1985	Sep-11	3174335	\$153,700	\$183,300

2017 Commercial Condo Comparable Sales

Account	Description	Property Address	City	Total SqFt	Year Built	Eff Yr Blt	Sale Date	Reception No	Sale Price	Time Adj Sale Price
R0600918	RETAIL	1200 YARMOUTH AVE # C-1A	BOULDER	3285	2003	2003	Feb-12	3206871	\$637,200	\$753,000
R0600919	SHELL, OFFICE BUILDING	1200 YARMOUTH AVE # C-1B	BOULDER	0	2003	2003	Feb-13	3296428	\$544,100	\$628,600
R0600920	MEDICAL	1200 YARMOUTH AVE # C-1C	BOULDER	2639	2003	2003	Apr-13	3304207	\$650,000	\$748,100
R0600921	RETAIL	4520 BROADWAY # C-4A	BOULDER	1092	2006	2006	Sep-15	3474689	\$385,000	\$385,000
R0600922	SHELL, OFFICE BUILDING	4520 BROADWAY # C-4B	BOULDER	0	2005	2005	Nov-12	3265628	\$395,600	\$459,600
R0600923	OFFICE	4520 BROADWAY # C-4C	BOULDER	1003	2005	2005	Jan-12	3194166	\$233,000	\$275,800
R0600924	OFFICE	4520 BROADWAY # C-4D	BOULDER	3433	2005	2005	Jul-16	3529107	\$1,175,000	\$1,175,000
R0600981	RESTAURANT	1035 PEARL ST # 101B	BOULDER	951	1985	1985	Feb-14	3368773	\$452,100	\$499,700
R0601099	OFFICE	2523 BROADWAY # 200	BOULDER	6939	2002	2002	Jul-14	3393762	\$912,500	\$971,600
R0601236	MEDICAL	4745 ARAPAHOE AVE # 110	BOULDER	3128	2003	2003	Mar-12	3276041	\$855,500	\$1,009,100
R0601574	OFFICE	900 MAIN ST # 100	LONGMONT	3153	2000	2000	Jun-15	3453199	\$710,500	\$710,500
R0601577	OFFICE	900 MAIN ST # 201	LONGMONT	13470	2000	2000	Aug-12	3242013	\$583,000	\$681,200
R0602023	MEDICAL	4743 ARAPAHOE AVE # 100	BOULDER	2211	2011	2011	May-13	3312363	\$851,700	\$978,300
R0602025	MEDICAL	4743 ARAPAHOE AVE # 102	BOULDER	2248	2011	2011	Feb-13	3288915	\$855,800	\$988,700
R0602026	MEDICAL	4743 ARAPAHOE AVE # 104	BOULDER	3473	2011	2011	Feb-13	3287795	\$1,338,400	\$1,546,300
R0602029	MEDICAL	4743 ARAPAHOE AVE # 202	BOULDER	5868	2011	2011	Jan-13	3286513	\$2,230,700	\$2,582,000
R0602127	MANUFACTURING	1830 BOSTON AVE # A	LONGMONT	15288	1996	1996	Jan-13	3290505	\$1,249,600	\$1,446,400
R0602128	MANUFACTURING	1830 BOSTON AVE # B	LONGMONT	3891	1996	1996	Sep-13	3343598	\$440,000	\$501,600
R0603144	OFFICE	1750 14TH ST	BOULDER	9776	1997	1997	Aug-13	3337987	\$3,700,000	\$4,225,800
R0604196	RESTAURANT	901 PEARL ST # 901	BOULDER	5051	2014	2014	Jun-15	3465600	\$2,342,000	\$2,668,000
R0606244	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-2	LAFAYETTE	3040	2015	2015	Nov-15	3483674	\$168,500	\$168,500
R0606245	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-3	LAFAYETTE	3520	2015	2015	Dec-15	3489311	\$195,000	\$195,000
R0606246	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-4	LAFAYETTE	2400	2015	2015	Nov-15	3484127	\$130,000	\$130,000
R0606247	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-5	LAFAYETTE	2400	2015	2015	Nov-15	3485345	\$130,000	\$130,000
R0606248	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-6	LAFAYETTE	2400	2015	2015	Oct-15	3482805	\$180,000	\$180,000
R0606249	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-7	LAFAYETTE	2400	2015	2015	Oct-15	3482740	\$130,000	\$130,000
R0606250	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-8	LAFAYETTE	2400	2015	2015	Nov-15	3483670	\$130,000	\$130,000
R0606251	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-9	LAFAYETTE	2400	2015	2015	Oct-15	3482948	\$138,000	\$138,000
R0606252	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-10	LAFAYETTE	2400	2015	2015	Nov-15	3484759	\$138,000	\$138,000
R0606253	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-11	LAFAYETTE	2400	2015	2015	Oct-15	3489863	\$149,000	\$149,000
R0606253	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-11	LAFAYETTE	2400	2015	2015	Oct-15	3480309	\$149,000	\$149,000
R0606254	STORAGE WAREHOUSE	1725 MAJESTIC DR # C-12	LAFAYETTE	2400	2015	2015	Nov-15	3485210	\$149,000	\$149,000
R0606277	OFFICE	1325 DRY CREEK DR # 302	LONGMONT	1036	2005	2005	Feb-16	3503971	\$260,000	\$260,000
R0607255	RETAIL	2015 IONOSPHERE ST # 101	LONGMONT	10623	2007	2009	May-16	3516818	\$1,680,000	\$1,680,000