

# Hinsdale County Residential Sales Used for the 2025 Reapprais

The following Sales were used to Value ALL Residential Properties in Hinsdale County

In Individual Neighborhoods where there were not enough sales in the July 1, 2022 to June 30, 2024 time period we went back in 6 month increments up to 5 years (2019). Those sales are in the second list.

All of our sales can be searched online via neighborhood.

The Assessor's Office uses ONLY Qualified Valid sales to value property. More information on this can be found under 2025 Reappraisal Sale Data Information.

## Qualified Valid Residential Sales from July 1, 2022 through June 30, 2024

| PARCEL  | SUBCLASS | RECNUM | SPRICE  | RECNUM | NETPRICE | SYEAR |
|---------|----------|--------|---------|--------|----------|-------|
| R001271 | 1212     | 105230 | 290000  | 105231 | 290000   | 2022  |
| R002895 | 1212     | 105262 | 400000  | 105263 | 400000   | 2022  |
| R000492 | 1212     | 105826 | 925000  | 105827 | 925000   | 2023  |
| R001035 | 1212     | 105839 | 435000  | 105840 | 435000   | 2023  |
| R000001 | 1212     | 105876 | 350000  | 105877 | 350000   | 2023  |
| R000557 | 1212     | 20233  | 765000  | 20234  | 765000   | 2023  |
| R002898 | 1212     | 105862 | 1200000 | 105863 | 1200000  | 2023  |
| R001204 | 1212     | 106341 | 680000  | 106342 | 680000   | 2024  |
| R002416 | 1212     | 105918 | 1280000 | 105919 | 1260000  | 2023  |
| R002534 | 1212     | 105915 | 390000  | 105916 | 390000   | 2023  |
| R000237 | 1212     | 106388 | 775000  | 106389 | 775000   | 2024  |
| R000406 | 1212     | 106359 | 552500  | 106360 | 552500   | 2024  |
| R001681 | 1212     | 106345 | 875000  | 106346 | 875000   | 2024  |
| R000435 | 1212     | 105950 | 575000  | 105951 | 572700   | 2023  |
| R000551 | 1212     | 105933 | 770000  | 105934 | 770000   | 2023  |
| R001217 | 1212     | 106403 | 638000  | 106404 | 638000   | 2024  |
| R001260 | 1212     | 106395 | 705000  | 106396 | 645000   | 2024  |
| R001830 | 1212     | 106392 | 100000  | 106393 | 100000   | 2024  |
| R001185 | 1212     | 106437 | 415000  | 106438 | 415000   | 2024  |
| R000669 | 1212     | 105470 | 755000  | 105471 | 755000   | 2022  |
| R001106 | 1212     | 105476 | 399000  | 105477 | 399000   | 2022  |
| R001283 | 1212     | 105456 | 395000  | 105457 | 395000   | 2022  |
| R001113 | 1212     | 106000 | 345000  | 106001 | 345000   | 2023  |
| R002390 | 1212     | 106036 | 617500  | 106037 | 617500   | 2023  |
| R000489 | 1212     | 10598  | 1100000 | 10599  | 1100000  | 2022  |
| R000925 | 1212     | 106046 | 425000  | 106047 | 425000   | 2023  |
| R001273 | 1212     | 106096 | 412500  | 106097 | 412500   | 2023  |
| R001890 | 1212     | 106081 | 70000   | 106082 | 70000    | 2023  |
| R002787 | 1212     | 106073 | 309000  | 106074 | 309000   | 2023  |
| R000654 | 1212     | 105553 | 630000  | 105554 | 630000   | 2022  |
| R000913 | 1212     | 105566 | 400000  | 105567 | 400000   | 2022  |
| R001236 | 1212     | 105606 | 399000  | 105607 | 399000   | 2022  |

|         |             |                |         |      |
|---------|-------------|----------------|---------|------|
| R002034 | 1212 105588 | 950000 105589  | 950000  | 2022 |
| R003349 | 1212 105570 | 600000 105571  | 599800  | 2022 |
| R000184 | 1212 106147 | 449000 106148  | 449000  | 2023 |
| R001778 | 1212 106104 | 192000 106105  | 192000  | 2023 |
| R000254 | 1212 105635 | 572000 105636  | 572000  | 2022 |
| R000378 | 1212 105723 | 340000 105724  | 340000  | 2022 |
| R000663 | 1212 105749 | 2200000 105750 | 2200000 | 2022 |
| R001288 | 1212 105759 | 550000 105760  | 550000  | 2022 |
| R001032 | 1212 106239 | 385500 106240  | 377950  | 2023 |

### Residential Qualified Valid Sales from 7/1/2019-6/30/2022

*Additional information on sales, such as neighborhood, can be found by using our online sale search*

| Account No | Sale Date   | Adj Sale Price | Time Adj Sale Price |  |
|------------|-------------|----------------|---------------------|--|
| R000029    | Jun 21 2022 | 725000         | 728045              |  |
| R001293    | Jun 20 2022 | 498300         | 500392              |  |
| R000158    | Jun 08 2022 | 700000         | 702940              |  |
| R000966    | May 17 2022 | 340000         | 344250              |  |
| R002039    | Apr 26 2022 | 414700         | 425067              |  |
| R000950    | Apr 11 2022 | 258500         | 264962              |  |
| R001034    | Apr 11 2022 | 369000         | 378225              |  |
| R000540    | Mar 04 2022 | 778700         | 807901              |  |
| R002895    | Feb 28 2022 | 400000         | 420000              |  |
| R001681    | Feb 25 2022 | 850000         | 892500              |  |
| R001271    | Feb 17 2022 | 290000         | 304500              |  |
| R000916    | Jan 06 2022 | 399000         | 423937              |  |
| R001661    | Jan 05 2022 | 159000         | 168937              |  |
| R003140    | Dec 15 2021 | 324000         | 348300              |  |
| R000710    | Nov 21 2021 | 249000         | 256320              |  |
| R000364    | Nov 17 2021 | 795000         | 864562              |  |
| R001138    | Nov 16 2021 | 310000         | 337125              |  |
| R000501    | Nov 10 2021 | 350000         | 380625              |  |
| R000762    | Oct 22 2021 | 320000         | 330752              |  |
| R001811    | Oct 19 2021 | 100000         | 103360              |  |
| R000078    | Oct 14 2021 | 490000         | 539000              |  |
| R002030    | Oct 07 2021 | 433250         | 476575              |  |
| R001808    | Oct 04 2021 | 73000          | 75452               |  |
| R002484    | Oct 04 2021 | 800000         | 880000              |  |
| R002018    | Sep 29 2021 | 235000         | 261437              |  |
| R002310    | Sep 27 2021 | 255000         | 264639              |  |
| R001867    | Sep 17 2021 | 59950          | 62216               |  |
| R000988    | Sep 16 2021 | 480000         | 534000              |  |
| R000731    | Sep 14 2021 | 329200         | 341643              |  |

|         |             |        |         |
|---------|-------------|--------|---------|
| R000496 | Sep 14 2021 | 725000 | 806562  |
| R001154 | Aug 24 2021 | 420000 | 472500  |
| R002060 | Aug 18 2021 | 450000 | 506250  |
| R001418 | Aug 18 2021 | 485000 | 545625  |
| R001908 | Aug 11 2021 | 383000 | 399086  |
| R001701 | Aug 04 2021 | 545000 | 613125  |
| R002771 | Jul 14 2021 | 748650 | 851589  |
| R001421 | Jul 07 2021 | 450000 | 511875  |
| R000169 | Jun 22 2021 | 925000 | 1063750 |
| R002311 | Jun 08 2021 | 115000 | 120796  |
| R002534 | Jun 02 2021 | 265000 | 304750  |
| R000422 | May 28 2021 | 349000 | 405712  |
| R002100 | May 27 2021 | 535000 | 621937  |
| R001217 | May 11 2021 | 436000 | 506850  |
| R001035 | May 10 2021 | 325000 | 377812  |
| R001042 | May 07 2021 | 288000 | 334800  |
| R000149 | May 04 2021 | 550000 | 639375  |
| R001109 | Apr 30 2021 | 335000 | 393625  |
| R000524 | Apr 28 2021 | 145000 | 170375  |
| R000866 | Apr 27 2021 | 189600 | 222780  |
| R001019 | Apr 20 2021 | 235000 | 276125  |
| R001157 | Apr 15 2021 | 365000 | 428875  |
| R000551 | Apr 14 2021 | 486800 | 571990  |
| R000463 | Mar 31 2021 | 385000 | 457187  |
| R000930 | Mar 31 2021 | 220000 | 261250  |
| R002731 | Mar 04 2021 | 175000 | 207812  |
| R003150 | Jan 04 2021 | 316900 | 384241  |
| R003138 | Jan 04 2021 | 190000 | 230375  |
| R002416 | Dec 08 2020 | 875000 | 1071875 |
| R000625 | Dec 05 2020 | 405000 | 496125  |
| R000053 | Dec 01 2020 | 257000 | 314825  |
| R001652 | Nov 24 2020 | 210000 | 259875  |
| R002080 | Nov 20 2020 | 292500 | 361968  |
| R002571 | Nov 16 2020 | 350000 | 433125  |
| R000464 | Nov 10 2020 | 228000 | 282150  |
| R000596 | Nov 03 2020 | 545000 | 674437  |
| R002414 | Oct 30 2020 | 530000 | 662500  |
| R001415 | Oct 24 2020 | 480000 | 600000  |
| R002101 | Oct 21 2020 | 570000 | 712500  |
| R001864 | Oct 21 2020 | 350000 | 379400  |
| R000494 | Oct 20 2020 | 600000 | 750000  |
| R000404 | Oct 16 2020 | 344500 | 430625  |
| R000901 | Oct 12 2020 | 310000 | 387500  |
| R002737 | Oct 09 2020 | 284550 | 284550  |

|         |             |        |        |
|---------|-------------|--------|--------|
| R002039 | Oct 08 2020 | 290000 | 362500 |
| R002020 | Oct 02 2020 | 260000 | 325000 |
| R002553 | Sep 30 2020 | 229075 | 289207 |
| R000647 | Sep 22 2020 | 635000 | 801687 |
| R000966 | Sep 21 2020 | 200000 | 252500 |
| R001308 | Sep 11 2020 | 430000 | 542875 |
| R000153 | Sep 08 2020 | 355000 | 448187 |
| R000937 | Sep 04 2020 | 424250 | 535615 |
| R003198 | Aug 19 2020 | 325000 | 414375 |
| R001033 | Aug 12 2020 | 280000 | 357000 |
| R001143 | Aug 11 2020 | 255000 | 325125 |
| R001506 | Aug 06 2020 | 645000 | 822375 |
| R002570 | Aug 06 2020 | 179000 | 228225 |
| R001062 | Jul 23 2020 | 229000 | 294837 |
| R000971 | Jul 23 2020 | 220000 | 283250 |
| R002774 | Jul 08 2020 | 175000 | 225312 |
| R001526 | Jun 08 2020 | 624575 | 811947 |
| R001216 | May 07 2020 | 650000 | 853125 |
| R000573 | May 07 2020 | 750000 | 984375 |
| R000956 | May 06 2020 | 315000 | 413437 |
| R000480 | Apr 09 2020 | 567700 | 752202 |
| R000896 | Mar 27 2020 | 330000 | 441375 |
| R000156 | Mar 04 2020 | 525000 | 702187 |
| R003137 | Feb 04 2020 | 160000 | 216000 |
| R001175 | Jan 15 2020 | 565000 | 769812 |
| R003136 | Jan 10 2020 | 160000 | 218000 |
| R000033 | Jan 03 2020 | 305000 | 415562 |
| R001159 | Dec 30 2019 | 530000 | 728750 |
| R001213 | Dec 20 2019 | 185000 | 254375 |
| R002386 | Dec 09 2019 | 540000 | 742500 |
| R001278 | Nov 13 2019 | 295000 | 409312 |
| R001103 | Oct 31 2019 | 304500 | 426300 |
| R000162 | Oct 11 2019 | 395000 | 553000 |
| R000049 | Oct 03 2019 | 195000 | 221208 |
| R000937 | Sep 09 2019 | 412000 | 581950 |
| R000870 | Aug 29 2019 | 150000 | 213750 |
| R000984 | Aug 23 2019 | 285000 | 406125 |
| R002348 | Aug 16 2019 | 257500 | 366937 |
| R001034 | Aug 14 2019 | 255000 | 363375 |
| R002274 | Aug 14 2019 | 278000 | 396150 |
| R001106 | Aug 14 2019 | 268000 | 381900 |
| R000874 | Jul 11 2019 | 190000 | 273125 |

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und on our website.

| SMONTH | SDAY | QUALIFIED | VERIFIED | STATUS | DISQLCD | PROPFLAG |
|--------|------|-----------|----------|--------|---------|----------|
| 2      | 17   | QV        | TRUE     | I      | TD1000  | Improved |
| 2      | 28   | QV        | TRUE     | I      | TD1000  | Improved |
| 2      | 13   | QV        | TRUE     | I      | TD1000  | Improved |
| 2      | 27   | QV        | FALSE    | I      | TD1000  | Improved |
| 3      | 22   | QV        | TRUE     | I      | TD1000  | Improved |
| 3      | 5    | QV        | TRUE     | I      | TD1000  | Improved |
| 3      | 13   | QV        | TRUE     | I      | TD1000  | Improved |
| 3      | 22   | QV        | TRUE     | I      | TD1000  | Improved |
| 4      | 26   | QV        | TRUE     | I      | TD1000  | Improved |
| 4      | 25   | QV        | TRUE     |        | TD1000  | Improved |
| 4      | 26   | QV        | TRUE     | I      | TD1000  | Improved |
| 4      | 12   | QV        | TRUE     | I      | TD1000  | Improved |
| 4      | 1    | QV        | TRUE     | I      | TD1000  | Improved |
| 5      | 26   | QV        | TRUE     | I      | TD1000  | Improved |
| 5      | 15   | QV        | TRUE     | I      | TD1000  | Improved |
| 5      | 15   | QV        | TRUE     | I      | TD1000  | Improved |
| 5      | 9    | QV        | TRUE     | I      | TD1000  | Improved |
| 5      | 9    | QV        | TRUE     | I      | TD1000  | Improved |
| 6      | 18   | QV        | TRUE     | I      | TD1000  | Improved |
| 7      | 15   | QV        | TRUE     | I      | TD1000  | Improved |
| 7      | 20   | QV        | TRUE     | I      | TD1000  | Improved |
| 7      | 6    | QV        | TRUE     | I      | TD1000  | Improved |
| 7      | 4    | QV        | TRUE     | I      | TD1000  | Improved |
| 7      | 20   | QV        | TRUE     | I      | TD1000  | Improved |
| 8      | 3    | QV        | TRUE     | I      | TD1000  | Improved |
| 8      | 2    | QV        | TRUE     | I      | TD1000  | Improved |
| 8      | 31   | QV        | TRUE     | I      | TD1000  | Improved |
| 8      | 18   | QV        | FALSE    | I      | TD1000  | Improved |
| 8      | 10   | QV        | TRUE     | I      | TD1000  | Improved |
| 9      | 2    | QV        | TRUE     | I      | TD1000  | Improved |
| 9      | 1    | QV        | TRUE     | I      | TD1000  | Improved |
| 9      | 23   | QV        | TRUE     | I      | TD1000  | Improved |

|    |       |       |   |        |          |
|----|-------|-------|---|--------|----------|
| 9  | 20 QV | TRUE  | I | TD1000 | Improved |
| 9  | 8 QV  | TRUE  | I | TD1000 | Improved |
| 9  | 15 QV | TRUE  | I | TD1000 | Improved |
| 9  | 5 QV  | TRUE  | I | TD1000 | Improved |
| 10 | 12 QV | FALSE | I | TD1000 | Improved |
| 11 | 30 QV | TRUE  | I | TD1000 | Improved |
| 12 | 14 QV | TRUE  | I | TD1000 | Improved |
| 12 | 28 QV | TRUE  | I | TD1000 | Improved |
| 12 | 12 QV | TRUE  | I | TD1000 | Improved |