

# Solterra Average Lot Costs by Village



Homes Occupied Version 4 (Database & Site Verification)

Village	Lots	Docs Found	%	Est Lot Cost	Est Total Lot Costs
GB	13	13	100%	\$308,792	\$4,014,296
1	104	80	77%	\$138,538	\$14,407,952
2	136	129	95%	\$144,138	\$19,602,768
3	71	71	100%	\$117,032	\$8,309,272
4	87	82	94%	\$106,008	\$9,222,696
5	259	231	89%	\$112,755	\$29,203,545
6	231	220	95%	\$122,817	\$28,370,727
7 (Cardel)	113	112	99%	\$50,706	\$5,729,778
7 (Brookfield)	149	0	0%		\$0
<b>Total</b>	<b>1163</b>	<b>938</b>	<b>81%</b>		<b>\$118,861,034</b>

- 1) No Docs found for Brookfield Homes in V7, Brookfield did not charge through a Deed
  - 2) If Brookfield would have charged in V7 at same lot cost as Cardel, add \$7,555,194
  - 3) Cardel has 35 more Townhomes for V7, add \$1,774,710
  - 4) Cardel has 82 more Townhomes for V8, add \$4,157,892
  - 5) Brookfield has 72 Single Homes for V8, add \$8,856,000
- 5) Additional \$23,053,680 would increase overall lot costs to \$141,186,734**

Data Sources:

JeffCo GIS Parcel Layer (8/28/20 version)  
Fossil Ridge Metro Distric (Village Areas)  
Extensive Manual DB/GIS Edits - PT

700 350 0 700 Feet



1 inch = 700 feet