Bull Domingo POA Lot Development Trends
September 2026

Development Trend for Bull Domingo Ranch

- Overall historical trends for Bull Domingo Ranch reflect broader Custer County development over the past 20 years:
- **20 Years Ago (Mid-2000s):** Bull Domingo Ranch consisted primarily of vacant 35+ acre parcels with limited full-time residential builds and off-grid/seasonal structures.
- **15 Years Ago (Around 2011):** Slow build-out following the 2008 housing downturn, with primary improvements concentrated near main access routes like Oak Grove Circle and Mitchell Mountain Road.
- **10 Years Ago (Around 2016):** Increased conversion of vacant land to primary single-family residences, driven by improved infrastructure and solar/off-grid technology advancements.
- **5 Years Ago to Present:** Significant uptick in custom home construction, permitted outbuildings, and higher residential property valuations consistent with Westcliffe's regional real estate expansion.

BDR has transitioned from a predominantly vacant, seasonal community to an increasingly established residential community, with the pace of home construction accelerating over the past decade.

Residential Home Build Trends in BDR

Year	Lots Built in that Year Range	Total Lots Built	% Total Built of All Lots	% Increase From Original 55 Build Outs	Road Expenses	% Increase from Orig Expenses	PO Dues	% Increase from Orig Dues	Notes
1989-1998	55	55	14.75%						Did not have access to budget this far back
1999-2008	99	154	41.29%	180.00%					Did not have access to budget this far back
2009-2014	43	197	52.82%	258.18%	$ 83,574		$ 250		
2015-2022	36	233	62.47%	323.64%	$ 104,005	24%	$ 300	20%	
2023-2024	16	249	66.76%	352.73%	$ 127,820	53%	$ 360	44%	
2024-2026	11	260	69.71%	372.73%	$ 126,360	51%	$ 420	68%	Dues increase was primarily due to the engagement of a third party vendor and not related to road maintenance increases
Empty Lots	113	113	30.29%						
TOTAL	373	373	100.00%						One lot was missing from the County Assessor's data extract

Analysis: Residential development within BDR has increased substantially, while road expenses have consistently grown at a slower rate. POA dues have followed a similar trend. The 2026/2027 increase in dues is primarily attributable to the engagement of a third-party vendor rather than increased road maintenance costs, despite continued growth in home construction and residential traffic.

Development is increasing faster than road costs. Recent POA dues increases have been driven primarily by administrative/third-party services rather than increased road maintenance.

Conclusion

- BDR has transitioned from a predominantly vacant, seasonal community to an increasingly established residential community, with the pace of home construction accelerating over the past decade.
- Development is increasing faster than road costs. Recent POA dues increases have been driven primarily by administrative/third-party services rather than increased road maintenance.