

OVERALL VALLEY DEEDED PARCELS

SINGLE-FAMILY HOMES 5,855

This represents all deeded "free-market" single-family zoned homes.

Westbank – **1,712**
Town of Jackson (TOJ) – **1,399**
Gros Ventre River south to county line (not including TOJ) – **1,864**
Gros Ventre River north to county line – **880**

FARM & RANCH 53

(24 ranches with homes) (11 Dude ranches)

This represents all Farm / Ranch / Dude deeds whether developed or not. Some have conservation easements.

Westbank – **20** (19 ranches with homes) (1 Dude)
Gros Ventre River south to county line (not including TOJ) – **13** (5 ranches with homes) (2 Dude)
Gros Ventre River north to county line – **20** (9 ranches with homes) (8 Dude)

DEEDED TOWNHOME/CONDOS: 3,138

This represents all deeded "free-market" townhome/condos, including a small segment (106 units) being rented through commercial operations in the TOJ.

Westbank – **1,145**
Town of Jackson (TOJ) – **1,637**
Gros Ventre River south to county line (not including TOJ) – **264**
Gros Ventre River north to county line – **92**

SINGLE FAMILY VACANT LOTS 1,373 (236 are 35+ acres)

This represents all single-family zoned lots, and parcels over 35 acres.

Westbank – **412** (34 are 35+ acres)
Town of Jackson (TOJ) – **147**
Gros Ventre River south to county line (not including TOJ) – **442** (142 are 35+ acres)
Gros Ventre River north to county line – **372** (60 are 35+ acres)

COMMERCIAL VACANT LOTS 58

This represents commercial zoned vacant lots.

Westbank - **7**
Town of Jackson (TOJ) - **35**
Gros Ventre River south to county line (not including TOJ) - **15**
Gros Ventre River north to county line - **1**

COMMERCIAL DEEDS 955 (developed)

This represents commercial zoned deeded parcels and condos.

Westbank - **104**
Town of Jackson (TOJ) - **663**
Gros Ventre River south to county line (not including TOJ) - **178**
Gros Ventre River north to county line - **10**

MULTI-FAMILY DEVELOPED 88

This includes all multifamily parcels with a minimum of two units (duplexes, triplexes, etc.) with no main house

Town of Jackson (TOJ) - all **88**

APARTMENT DEVELOPMENTS 29

Town of Jackson (TOJ) – all **29** with a total of **725** actual rental units

CONSERVATION EASEMENTS 192

Parcels with no current development

350 total conservation easements (this includes homes and ranches with some development)
58 of the **350** are partial conservation easements with no more development
152 common lots + **23** (open space, school, public - cannot be developed)

525 – Total parcels protected from future development.

NOTE: The **525** parcels total approximately **29,195 acres, or 39%** of the deeded lands in Teton County (not including Alta, WY).

5,855 deeded homes
+ 53 Farm / Ranch / Dude
+ 3,138 condo/townhomes
+ 1,137 vacant single-family lots (less than 35 acres)
+ 236 35+ acre vacant parcels
+ 58 commercial vacant parcels
+ 955 commercial developed properties
+ 88 Multi-family developed
+ 29 Apartments
+ 192 Conservation parcels with no improvements
+ 152 common
+ 23 Public
= Total deeds - 11,916 – 175 (common/public) = 11,741

TOTAL DEEDS: **11,916**

Westbank – 3,552
Town of Jackson (TOJ) – 4,035
Gros Ventre River south to county line (not including TOJ) – 2,919
Gros Ventre River north to county line – 1,410

TOTAL DEED RESTRICTED OR RENTAL UNITS: **1,185**

Westbank – 312
Town of Jackson (TOJ) – 741
Gros Ventre River south to county line (not including TOJ) – 228
Gros Ventre River north to county line – 104

** Teton County is approx. 2,697,000 acres (4,216 sq. miles) of which 3% (approx. 75,210 acres) is deeded. NOTE: Alta, WY (5,700 acres or 8.3 sq. miles), which is not included in this report, brings the total acres to 80,910.*

** A complete breakdown of deeds and residential units by area, including new construction cost and current property prices, can be found on our website at <http://jacksonholereport.com/overall-deeded-parcels/>*

TOWN OF JACKSON **DEEDED PARCELS**

<p>BUILT (EXISTING) SINGLE-FAMILY HOMES 1,275</p>	<p>This represents all deeded free-market single-family zoned homes.</p>
<p>BUILT MULTI-UNIT HOMES 124</p>	<p>This includes all multi-family parcels with a main house and at least one accessory unit. The total does not include the 256 accessory units.</p>
<p>BUILT MULTI-FAMILY PARCELS 88</p>	<p>This includes all multi-family parcels with a minimum of two units (duplexes, triplexes, etc.) with no main house. This represents a total of 363 units. It does not include apartment parcels.</p>
<p>BUILT TOWNHOME/CONDOS 1,637</p>	<p>This represents all deeded free-market townhome/condos in the TOJ, including a small segment (82 units) being rented through commercial operations.</p>
<p>BUILT APARTMENT PARCELS 32</p>	<p>There are 838 actual apartment units on these parcels</p>
<p>SINGLE-FAMILY VACANT LOTS 147</p>	<p>This represents only single-family zoned lots, of which 76 are .34 acres or larger, opening up the possibility for lot splits.</p>
<p>COMMERCIAL VACANT LOTS 35</p>	<p>This represents commercial zoned vacant lots.</p>
<p>COMMERCIAL DEVELOPED 663</p>	<p>This represents commercial zoned deeded parcels and condos. There are 126 residential accessory units attached to these developed commercial properties</p>
<p>COMMON PARCELS 32</p>	<p>23 common lots + 9 Public (open space, school, etc. - cannot be developed)</p>
<p>CONSERVATION EASEMENT PARCELS 5</p>	<p>No development.</p>

TOTAL EXISTING **DEEDED** PARCELS IN THE TOJ: **4,935**

Town of Jackson Existing Deeds:

1,399 deeded homes
 + 1,637 condo/townhomes
 + 88 multi-family parcels
 + 32 Apartment parcels
 + 5 Conservation parcels with no improvements
 + 698 Commercial parcels and condos – includes the 35 vacant lots
 + 32 Common lots (58 common – 7 public)
Total existing residential units in the TOJ: 3,891

**Does not include fractional or deed restricted affordable housing*

Town of Jackson Existing Residential Units:

1,399 deeded homes
 + 1,637 deeded condo/townhomes
 + 256 accessory units (homes)
 + 363 units (multi-family parcels)
 + 126 accessory units (commercial)
 + 703 apartments
 + 139 trailers
 + 312 Deed Restricted Managed by TCHA

- Affordable ownership units: 88
- Employee based/Workforce ownership: 44
- Rental units: 457
- Habitat: 33
- Trust: 119 – includes 28 rentals units are Redmond Street Rentals

Total existing residential units in the TOJ: 4,935

**All statistics are supplied by sources that have been deemed reliable but are not guaranteed.*

**Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2019.*

**This report includes most, but not all, residential housing units. Based on the 2014 Regional Housing Needs Assessment, there are approximately 446 additional housing units not considered in this report, which include retirement and assisted living developments, federal employee housing, and several units in commercial zones.*

NORTH JACKSON **DEEDED PARCELS**

(Gros Ventre River north to county line)

SINGLE-FAMILY HOMES **880**

This represents all deeded "free-market" single-family zoned homes.

South of Moose: **693**
North of Moose: **187**

DEEDED TOWNHOME/CONDOS **92**

This represents all deeded "free-market" townhome/condos.

Golf Creek Ranch: **25**
Teton Shadows: **67**

SINGLE-FAMILY VACANT LOTS **397**

312 LOTS UNDER 35+ACRES / 60 ARE 35+

This represents single-family zoned lots, and parcels over 35 acres that cannot be further subdivided.

South of Moose: **298**
North of Moose: **74**

CONSERVATION EASEMENTS **22**

NOTE: There are 70 parcels totaling 5,451 acres, or 33% of the deeded lands north of the Gros Ventre River to the county line that are protected partially or totally by easements or common areas.

Parcels under conservation easements with no further development.

Total Conservation Easement: **22**
Partial Conservation Easement: **36**
Common Lots: **12**

COMMERCIAL **11**

Does not include NFS or NPS lease lands. but does include 1 vacant lot.

COMMON LOTS **12**

(open space, school, public - cannot be developed)

FARM / RANCH / DUDE **20**

(12 ranches have homes) (8 Dude)

This represents all Farm / Ranch / Dude deeds whether developed or not. Some have conservation easements.

South of Moose: **12**
North of Moose: **8**

PUBLIC LANDS

Grand Teton National Park: **310,000 acres**
John D. Rockefeller Parkway: **24,000 acres**
Bridger-Teton National Forest / Wilderness / State lands: **3.4+ million acres**
2 Public schools (Kelly and Moran)

TOTAL DEEDS: **1,409**

(Does not include affordable housing or Government leases)

North Jackson Existing Deeds:

880 deeded homes
+ 92 condo/townhomes
+ 312 vacant single-family lots (less than 35 acres)
+ 62 35+ acre vacant parcels
+ 22 Conservation parcels with no improvements
+ 11 Commercial parcels
+ 12 Common lots (2 public schools)
+ 20 Farm / Ranch / Dude

Total residential deeds North of GVR: 1,409

**Does not include affordable housing or Government leases.*

Total Existing Residential Units:

880 - deeded homes
+ 92 - deeded condo/townhomes
+ 251 - accessory units
+ 104 - North Jackson Managed by TCHA

- Jackson/Teton County Housing Department: 22
- Rental units: 82

Total residential units: 1,451 (approx)

** All statistics are supplied by sources that have been deemed reliable but are not guaranteed.*

** "North Jackson" in this report includes all deeded parcels north of the Gros Ventre River to the Northern Teton County Line.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2019.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

SOUTH JACKSON **DEEDED PARCELS**

(Gros Ventre River south - not including TOJ)

SINGLE-FAMILY HOMES **1,864**

This represents all deeded "free-market" single-family zoned homes.

North of Hwy 22: **305**
South of Hwy 22: **1,174**
South of Snake River Bridge: **385**

DEEDED TOWNHOME/CONDOS **264**

This represents all deeded "free-market" townhome/condos.

Rafter J: **144**
South Park Industrial area: **45**
North of Hwy 22: **75**

SINGLE-FAMILY VACANT LOTS **442**

This represents single-family zoned lots, and parcels over 35 acres that cannot be further subdivided.

North of Hwy 22: **119**
South of Hwy 22: **177**
South of Snake River Bridge: **146**

PARCELS WITH NO IMPROVEMENTS UNDER CONSERVATION EASEMENTS **93**

There are 209 parcels totaling 14,092 acres or 46% of the area protected by conservation easements or common areas not developable.

65: common or public
86: total conservation easement
59: partial conservation easement

COMMERCIAL DEEDS **178** (developed)

This includes commercial condos in the South Park industrial area, and 15 vacant commercial lots.

COMMON LOTS **65**

(open space, school, public - cannot be developed)

FARM & RANCH **13**

This represents all Farm / Ranch deeds whether developed or not (5 ranches with homes) (2 Dude).

TOTAL DEEDS: **2,919**

(Does not include fractional or deed restricted affordable housing)

South Jackson Existing Deeds:

1,864 deeded homes
+ 264 condo/townhomes
+ 301 vacant single-family lots (less than 35 acres)
+ 141 35+ acre vacant parcels
+ 93 Conservation parcels with no improvements
+ 178 Commercial parcels and condos – includes the 15 vacant lots
+ 65 Common lots (58 common – 7 public)
+ 13 Farm & ranch

Total residential deeds South of GVR (not including TOJ): 2,919

**Does not include fractional or deed restricted affordable housing*

South Jackson Existing Residential Units

1,864 - deeded homes
+ 264 - deeded condo/townhomes
+ 342 - accessory units
+ 228 - South Jackson Managed by TCHA

- Jackson/Teton County Housing Department: 117
- Habitat: 16
- Trust: 12
- Rental units - 83

Total residential units South of the GRV (not TOJ): 2,698

** All statistics are supplied by sources that have been deemed reliable but are not guaranteed.*

** "South Jackson" in this report includes all deeded parcels south of the Gros Ventre River, not including the Town of Jackson, to the Southern Teton County Line.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2019 permits.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

WESTBANK **DEEDED PARCELS**

SINGLE-FAMILY HOMES
1,703 + 9 ranch homes = **1,712**

This represents all deeded “free-market” single-family homes. It includes 9 improved ranches parcels.

DEEDED TOWNHOME/CONDOS
1,145

This represents all deeded “free-market” townhome/condo’s on the Westbank. It does not include fractional ownership (timeshare).

SINGLE-FAMILY VACANT LOTS
412

This represents single-family zoned lots, that cannot be further subdivided.

PARCELS WITH NO
IMPROVEMENTS UNDER
CONSERVATION EASEMENTS **86**

There are 142 parcels on the Westbank with some kind of conservation easement where most if not all is protected. Currently the total acres under easement exceeds 7,500 acres, or 36% of the Westbank private property.

COMMERCIAL DEEDS
(developed) **111**

- This includes commercial condos in the hotels at Teton Village and all of Westbank
- Vacant parcels - 5 Teton Village commercial-core and 2 in Wilson

COMMON LOTS **66**

(open space, school, public - cannot be developed)

FARM & RANCH DEEDS **20**
(19 with no homes & 1 Dude)

This represents all Farm / Ranch deeds with no improvements. Some have conservation easements.

TOTAL DEEDS: 3,552 APPROX (Does not include fractional)

Westbank Existing Deeds:

1,712 deeded homes
+ 1,145 condo/townhomes
+ 412 vacant single-family lots
+ 86 Conservation parcels with no improvements
+ 111 Commercial parcels and condos – includes the 15 vacant lots
+ 66 Common lots (58 common – 7 public)
+ 20 Farm & ranch

Total residential deeds Westbank: 3,552

**Does not include fractional or deed restricted affordable housing*

Westbank Existing Residential Units

1,712 deeded homes
+ 1,145 - deeded condo/townhomes
+ 434 accessory units
+ 312 West bank Managed by TCHA

- Affordable ownership units: 81
- Attainable units: 49
- Rental units: 164
- Habitat: 6
- Trust: 12

Total residential deeds Westbank: 3,603

**All statistics are supplied by sources that have been deemed reliable but are not guaranteed.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2019 permits.*