

**2015 REAPPRAISAL**  
**ECONOMIC AREA 1 (GUNNISON & IMMEDIATE VICINITY)**  
**SINGLE FAMILY RESIDENCE SALES**  
**SALES STUDY PERIOD: JULY 1, 2011 - JUNE 30, 2014**

						INVENTORY AT TIME OF SALE								
ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	LAND ACRES	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT / STORAGE SQ FT	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	UNIQUE CHARACTERISTICS
<b>CITY OF GUNNISON</b>														
<b>GUNNISON ORIGINAL</b>														
<a href="#">R071263</a>	9/3/2013	\$380,000	\$401,660	313 N TAYLOR ST	0.287	2,592		522		Average	Average	1961	BUNGALOW	
<a href="#">R001942</a>	7/1/2013	\$372,000	\$397,445	420 E GUNNISON AVE	0.216	1,276	528		1,540	Average	Average	1974	RANCH	
<a href="#">R001634</a>	12/5/2011	\$312,300	\$367,483	313 N PINE ST	0.287	2,408			960	Average	Average	1985	CONVENTIONAL	
R001634 2nd improvement:						627		240		Average	Average	1955	CONVENTIONAL	
<a href="#">R001941</a>	5/4/2012	\$235,000	\$269,827	217 S TELLER ST	0.216	971		971	828	Fair	Average	1967	CONVENTIONAL	
<a href="#">R002015</a>	6/10/2013	\$232,500	\$249,728	302 S COLORADO ST	0.143	1,414			528	Average	Average	1969	CONVENTIONAL	
<a href="#">R025365</a>	9/19/2013	\$245,000	\$258,965	119 S TAYLOR ST	0.143	1,099				Fair	Average	1956	CONVENTIONAL	
R025365 2nd improvement:						531				Low	Average	1953	CONVENTIONAL	
<a href="#">R001984</a>	6/13/2014	\$235,000	\$236,340	220 S MAIN ST	0.215	1,266			488	Fair	Good	1971	CONVENTIONAL	
<a href="#">R001632</a>	4/7/2014	\$189,900	\$193,147	316 W GEORGIA AVE	0.108	1,380				Fair	Average	1951	CONVENTIONAL	
<a href="#">R043594</a>	3/14/2014	\$176,000	\$180,013	310 E GEORGIA AVE	0.075	1,769	672		390	Average	Good	2004	TOWNHOUSE	
<a href="#">R043593</a>	3/21/2014	\$174,000	\$177,967	308 E GEORGIA AVE	0.069	1,769	672		390	Average	Good	2004	TOWNHOUSE	
<a href="#">R002030</a>	4/25/2013	\$159,850	\$173,517	301 S TAYLOR ST	0.143	1,494	160		816	Average	Average	1964	CONVENTIONAL	CARPORT - 336 SF
<a href="#">R002034</a>	4/5/2012	\$149,000	\$171,931	323 S TAYLOR ST	0.215	3,449			588	Fair	Below Average	1969	CONVENTIONAL	
<a href="#">R001560</a>	12/5/2013	\$119,000	\$123,748	415 E GEORGIA AVE	0.054	767				Fair	Average	1970	CONVENTIONAL	
<b>FIRST ADDITION</b>														
<a href="#">R026450</a>	9/11/2013	\$450,000	\$475,650	503 N WISCONSIN ST	0.287	3,103	962			Average	Good	1964	BUNGALOW	
<a href="#">R001826</a>	7/1/2013	\$335,000	\$357,914	606 N WISCONSIN ST	0.304	2,314	576			Average	Average	1978	CONVENTIONAL	
<a href="#">R001723</a>	2/8/2012	\$263,000	\$306,474	623 N COLORADO ST	0.143	1,224			312	Fair	Average	1965	CONVENTIONAL	
<a href="#">R001750</a>	7/26/2012	\$220,000	\$250,096	222 E GOTHIC AVE	0.215	1,499		927		Fair	Average	1970	RANCH	
<a href="#">R001800</a>	8/22/2013	\$234,700	\$249,416	400 W DENVER AVE	0.275	2,254			1,392	Fair	Average	1996	MODULAR	ON BUSY STREET
<a href="#">R001733</a>	12/31/2012	\$225,000	\$249,368	500 N COLORADO ST	0.143	1,848		560	240	Fair	Average	1958	BUNGALOW	
<a href="#">R001724</a>	7/21/2011	\$195,000	\$235,014	629 N COLORADO ST	0.143	1,344				Fair	Average	1966	CONVENTIONAL	
<a href="#">R001748</a>	6/20/2014	\$220,000	\$221,254	516 N IOWA ST	0.172	1,140		290		Fair	Average	1965	CONVENTIONAL	
<a href="#">R001795</a>	1/26/2012	\$161,500	\$189,117	204 W DENVER AVE	0.179	1,804			1,184	Fair	Below Average	1951	CONVENTIONAL	ON BUSY STREET
<a href="#">R001731</a>	9/7/2013	\$174,000	\$183,918	508 N COLORADO ST	0.143	796			288	Fair	Average	1953	CONVENTIONAL	
<a href="#">R001856</a>	9/1/2011	\$152,640	\$182,222	501 N SPRUCE ST	0.138	1,344			320	Fair	Average	1972	RANCH	
<a href="#">R001722</a>	6/19/2012	\$122,500	\$139,956	621 N COLORADO ST	0.143	732	246	246	400	Fair	Below Average	1946	CONVENTIONAL	



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R001126	1/30/2012	\$249,500	\$292,165	1700 W TOMICHI AVE	0.610	1,344			1,120	Fair	Average	1975	CONVENTIONAL	
<b>INVENTORY AT TIME OF SALE</b>														
<b>MOUNTAIN VIEW ADDITION 1</b>														
R001495	12/7/2012	\$211,400	\$234,295	720 N SPRUCE ST	0.373	2,056			440	Average	Good	1980	CONVENTIONAL	
R001460	8/6/2013	\$219,500	\$233,263	914 N SPRUCE ST	0.215	1,344			768	Fair	Good	1973	MODULAR	
R001468	5/6/2014	\$184,000	\$186,098	903 N PINE ST	0.215	1,255			672	Fair	Average	1975	MODULAR	
R001510	11/18/2011	\$133,000	\$157,259	215 W ELIZABETH AVE	0.241	1,289			630	Fair	Average	1977	RANCH	
<b>DUNCAN PROPERTY</b>														
R040329	6/1/2012	\$160,800	\$183,714	708 N WISCONSIN ST	0.143	637				Fair	Average	1980	CONVENTIONAL	
<b>W MOUNTAIN RANCH</b>														
R040744	7/25/2011	\$395,000	\$476,054	405 S TAYLOR ST	0.280	2,322			624	Good	Excellent	2010	CONVENTIONAL	
R040731	5/2/2013	\$399,000	\$430,840	406 S TAYLOR ST	0.400	2,282	1,318		551	Good	Good	2002	CONVENTIONAL	
<b>SUNSPOT</b>														
R032187	5/24/2013	\$195,000	\$210,561	405 N 8TH ST	0.210	1,233			400	Average	Good	1998	CONVENTIONAL	
R032184	12/23/2011	\$169,500	\$199,451	501 N 8TH ST	0.208	1,948			484	Average	Good	2005	CONVENTIONAL	
<b>MEADOWS VILLAGE</b>														
R043346	6/2/2014	\$276,595	\$278,172	204 SHADOW BROOK LN	0.189	1,504			544	Average	Excellent	2013	CONVENTIONAL	
R043332	11/17/2011	\$234,000	\$276,682	815 SUNNY SLOPE DR	0.144	1,551			461	Average	Good	2005	CONVENTIONAL	
R043331	9/27/2012	\$239,500	\$269,533	817 SUNNY SLOPE DR	0.146	1,474			450	Average	Average	2005	CONVENTIONAL	
R043349	10/30/2013	\$249,200	\$261,984	906 SUNNY SLOPE DR	0.244	1,772			473	Average	Excellent	2010	CONVENTIONAL	
R043336	7/8/2013	\$241,000	\$257,484	807 SUNNY SLOPE DR	0.153	1,533			457	Average	Average	2005	CONVENTIONAL	
R043330	5/14/2014	\$253,000	\$255,884	901 SUNNY SLOPE DR	0.182	1,759			473	Average	Good	2007	CONVENTIONAL	
<b>RAINBOW MEADOWS</b>														
R040344	7/1/2011	\$250,000	\$301,300	111 DIAMOND LN	0.226	1,716			637	Average	Average	2002	RANCH	
R040350	9/18/2012	\$250,000	\$281,350	110 DIAMOND LN	0.198	1,776			652	Average	Average	2004	CONVENTIONAL	CUL DE SAC
R040346	6/1/2012	\$235,000	\$268,488	118 DIAMOND LN	0.197	1,728			576	Fair	Average	2002	CONVENTIONAL	
R042434	6/20/2012	\$234,500	\$267,916	104 EMERALD LN	0.185	1,536			672	Fair	Average	2005	CONVENTIONAL	
R040343	7/8/2013	\$232,500	\$248,403	109 DIAMOND LN	0.209	1,728			672	Fair	Average	2001	RANCH	
R040342	5/3/2013	\$224,450	\$242,361	107 DIAMOND LN	0.188	1,664			672	Fair	Average	2001	RANCH	
R040345	7/11/2013	\$218,000	\$232,911	120 DIAMOND LN	0.262	1,620			576	Fair	Average	2001	MODULAR	
R040354	7/16/2013	\$154,000	\$164,534	303 N 3RD ST	0.114	1,480			372	Fair	Average	2002	TOWNHOUSE MODULAR	
R042377	5/24/2014	\$155,000	\$156,767	101 DIAMOND LN	0.079	2,333			638	Fair	Average	2003	TOWNHOUSE MODULAR	
R042376	4/5/2012	\$105,200	\$121,390	102 DIAMOND LN	0.097	1,480			372	Fair	Average	2002	TOWNHOUSE MODULAR	
<b>MEADOW VISTA SOUTH</b>														
R044407	6/25/2014	\$279,500	\$281,093	718 ANDREW LN	0.182	1,472			508	Average	Excellent	2013	CONVENTIONAL	
R044404	6/25/2013	\$218,500	\$234,691	712 ANDREW LN	0.152	1,282			481	Average	Excellent	2012	CONVENTIONAL	

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<b>VAN TUYL VILLAGE</b>														
<a href="#">R044202</a>	5/15/2013	\$263,500	\$284,527	1114 VULCAN ST	0.145	1,520			420	Average	Good	2010	CONVENTIONAL	
<a href="#">R044203</a>	7/8/2013	\$235,500	\$251,608	1112 VULCAN ST	0.145	1,400			484	Fair	Good	2007	CONVENTIONAL	
<a href="#">R044210</a>	9/30/2013	\$224,000	\$236,768	318 SPENCER AVE	0.150	1,269			308	Fair	Average	2006	CONVENTIONAL	
<b>ROCK CREEK VILLAGE</b>														
<a href="#">R041505</a>	5/9/2014	\$140,700	\$142,304	1402 ROCK CREEK RD	0.110	1,176			451	Fair	Average	2002	CONVENTIONAL	DEED RESTRICTED
<b>SUNDANCE TOWNHOMES</b>														
<a href="#">R033717</a>	9/30/2011	\$215,000	\$256,667	400A N 12TH ST	0.061	863	863			Average	Average	1998	TOWNHOUSE	
<b>EAGLE COVE TOWNHOME</b>														
<a href="#">R041391</a>	2/27/2012	\$181,100	\$211,036	1410 W GUNNISON AVE	0.077	1,204			449	Average	Good	1999	TOWNHOUSE	
<b>MOUNTAINEER TOWNHOME</b>														
<a href="#">R041374</a>	7/19/2013	\$215,000	\$229,706	109 MOUNTAINEER DR	0.150	1,408			528	Fair	Average	2006	CONVENTIONAL	
<b>MCINTOSH TOWNHOMES</b>														
<a href="#">R042303</a>	7/26/2011	\$157,900	\$190,301	708 W OHIO AVE	0.047	1,396			299	Average	Average	2005	TOWNHOUSE	
<b>BALDY CINCO TOWNHOMES</b>														
<a href="#">R044439</a>	6/26/2013	\$200,000	\$214,820	420 S BOULEVARD ST	0.026	1,717			498	Average	Average	2006	TOWNHOUSE	
<b>VILLAGE TOWNHOMES</b>														
<a href="#">R044610</a>	7/11/2013	\$168,000	\$179,491	302 VANTUYL CIR	0.034	1,620				Average	Good	2007	TOWNHOUSE	
<a href="#">R044608</a>	6/20/2014	\$135,900	\$136,675	302 VANTUYL CIR	0.034	1,080				Average	Good	2007	TOWNHOUSE	
<b>RIVERWALK ESTATES</b>														
<a href="#">R043415</a>	4/12/2012	\$375,000	\$432,713	170 RIVERWALK DR	1.050	3,144			666	Good	Average	2006	CONVENTIONAL	
<b>GUNNISON RIVER FILING</b>														
<a href="#">R010138</a>	3/6/2014	\$545,000	\$557,426	132 APACHE RD	1.800	1,795			803	Good	Good	1995	LOG HOME	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R010102</a>	8/20/2013	\$488,000	\$518,598	466 CHINOOK TRL	2.002	3,123			731	Good	Good	2007	CONVENTIONAL	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R010150</a>	4/7/2014	\$515,000	\$523,807	494 APACHE RD	1.000	2,559			600	Good	Average	1981	RANCH	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R010122</a>	9/27/2012	\$417,500	\$469,855	492 BLACKFOOT TRL	1.174	3,274			528	Average	Average	1992	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R010148</a>	9/22/2011	\$336,600	\$401,833	616 APACHE RD	1.062	2,992			600	Average	Average	1979	CONVENTIONAL	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R010110</a>	5/16/2014	\$323,000	\$326,682	58 ARAPAHOE RD	1.680	2,038			1,240	Average	Average	2002	MODULAR	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R010116</a>	8/6/2012	\$259,000	\$292,955	132 BLACKFOOT TRL	1.177	2,045			560	Average	Average	1978	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R010147</a>	3/16/2012	\$248,200	\$287,813	530 APACHE RD	1.012	3,122			714	Average	Average	1988	CONVENTIONAL	WATER INFLUENCE, WELL & SEPTIC

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<b>ABRIL MEADOWS</b>														
<a href="#">R040039</a>	7/5/2012	\$112,000	\$127,322	260 COUNTY ROAD 48E	1.460	1,714			304	Fair	Average	1946	CONVENTIONAL	HIGHWAY INFLUENCE
<a href="#">R040040</a>	3/8/2013	\$105,900	\$115,558	268 COUNTY ROAD 48E	1.338	1,246				Fair	Average	1970	CONVENTIONAL	HIGHWAY INFLUENCE
<b>CLINE'S HOMESITES</b>														
<a href="#">R010087</a>	11/7/2012	\$395,900	\$441,033	104 MYSTERY LN	0.970	3,021			288	Average	Average	1989	CONVENTIONAL	WELL & SEPTIC SYSTEM
<b>OHIO MEADOWS</b>														
<a href="#">R009748</a>	4/6/2012	\$382,000	\$440,790	520 PASHUTA DR	6.392	2,714			680	Average	Average	1995	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R009740</a>	11/12/2013	\$384,000	\$401,510	99 TAWANKA TRL	2.386	1,918	1,330		568	Fair	Average	1979	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R009842</a>	6/2/2014	\$355,000	\$357,024	141 CHIPPEWA WAY	2.878	2,266			400	Fair	Good	1974	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R009730</a>	11/22/2013	\$325,000	\$339,820	1457 SENECA DR	2.367	2,740			1,815	Average	Below Average	1981	LOG HOME	WELL & SEPTIC SYSTEM
<a href="#">R009846</a>	9/28/2012	\$284,500	\$320,176	877 CHEKWA TRL	2.803	1,600			528	Average	Average	1995	RANCH	WELL & SEPTIC SYSTEM
<a href="#">R032363</a>	6/7/2013	\$295,000	\$316,860	294 PASHUTA DR	4.850	1,960			675	Average	Average	1998	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R009736</a>	4/12/2013	\$288,800	\$313,492	789 PASHUTA DR	3.576	1,404	676		440	Average	Average	1978	SPLIT LEVEL	WELL & SEPTIC SYSTEM
<a href="#">R009723</a>	3/11/2014	\$278,900	\$285,259	1745 SENECA DR	3.315	2,205		681	2,010	Fair	Average	1980	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R009710</a>	8/17/2012	\$249,750	\$282,492	1112 PASHUTA DR	4.966	1,688		869	1,200	Average	Average	1980	CONVENTIONAL	WELL & SEPTIC SYSTEM
<b>NORTH ELK MEADOWS</b>														
<a href="#">R009806</a>	9/10/2013	\$405,000	\$428,085	101 MEADOW LARK TRL	1.150	2,346			528	Average	Good	2005	CONVENTIONAL	
<a href="#">R009801</a>	4/16/2012	\$347,500	\$400,980	341 MEADOW LARK TRL	0.920	2,717			630	Average	Good	2001	CONVENTIONAL	
<a href="#">R009803</a>	4/29/2013	\$340,000	\$369,070	229 MEADOWLARK TRL	0.930	2,719			660	Average	Average	1986	CONVENTIONAL	
<a href="#">R009763</a>	3/14/2014	\$317,500	\$324,739	189 SANDPIPER TRL	0.640	1,830			638	Average	Good	1992	CONVENTIONAL	
<a href="#">R009799</a>	11/23/2011	\$265,000	\$313,336	34 MEADOW LARK TRL	1.000	1,734			768	Average	Average	1996	CONVENTIONAL	
<a href="#">R009764</a>	12/8/2011	\$218,900	\$257,580	175 SANDPIPER TRL	0.740	1,736			672	Average	Average	1992	CONVENTIONAL	
<a href="#">R025495</a>	3/6/2012	\$195,000	\$226,122	64 SANDPIPER TRL	0.560	1,680			672	Average	Average	1994	CONVENTIONAL	
<b>LOKEN SUBDIVISION</b>														
<a href="#">R040315</a>	7/31/2012	\$370,000	\$420,616	775 SIERRA VISTA WAY	6.290	1,915			652	Average	Average	2000	CONVENTIONAL	WELL & SEPTIC SYSTEM
<b>SPRING MEADOWS</b>														
<a href="#">R009828</a>	7/31/2012	\$375,000	\$426,300	329 SPRING MEADOWS TRL	1.170	2,308			649	Average	Average	1991	CONVENTIONAL	WATER INFLUENCE
<a href="#">R024671</a>	10/11/2011	\$309,250	\$367,420	373 SPRING MEADOWS TRL	1.200	2,292			2,464	Average	Good	1993	CONVENTIONAL	ON CREEK, ON BUSY STREET
<a href="#">R009818</a>	7/12/2011	\$255,000	\$307,326	109 SPRING MEADOWS TRL	1.000	2,519			576	Fair	Average	1994	CONVENTIONAL	WATER INFLUENCE

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<b>LOST CANYON</b>														
<a href="#">R031161</a>	4/18/2014	\$512,000	\$520,755	1394 COUNTY ROAD 743	35.040	2,976			750	Average	Average	2005	SOUTHWESTERN	WELL & SEPTIC SYSTEM
<a href="#">R031162</a>	12/17/2012	\$382,500	\$423,925	1115 COUNTY ROAD 743	36.700	1,500	1,000	500	624	Average	Good	2007	CONVENTIONAL	ON CREEK, WELL & SEPTIC SYSTEM
<b>TOBIN RANCHETTES</b>														
<a href="#">R008849</a>	6/5/2012	\$307,000	\$350,748	182 TOBIN LN	1.922	2,284			2,784	Average	Average	1984	CONVENTIONAL	WELL & SEPTIC SYSTEM
<b>NORTH VALLEY SUBDIVISION</b>														
<a href="#">R009254</a>	5/28/2014	\$275,000	\$278,135	101 CANDLELIGHT LN	0.570	1,760	667		667	Fair	Average	1998	CONVENTIONAL	
<a href="#">R009196</a>	9/4/2013	\$249,000	\$263,193	74 CANDLELIGHT LN	0.200	1,140	702		294	Fair	Average	1981	CONVENTIONAL	
<a href="#">R009216</a>	5/7/2012	\$210,000	\$241,122	668 CANDLELIGHT LN	0.290	1,458			576	Fair	Average	1983	CONVENTIONAL	SEPTIC SYSTEM
<a href="#">R017149</a>	11/22/2012	\$195,000	\$217,230	82 CANDLELIGHT LN	0.320	1,604			514	Fair	Average	1993	MODULAR	
<a href="#">R009227</a>	1/4/2013	\$175,000	\$192,955	264 CANDLELIGHT LN	0.360	1,220			798	Fair	Minimum	1977	CONVENTIONAL	
<a href="#">R017148</a>	1/13/2012	\$115,000	\$134,665	23 TAMARIND DR	0.290	1,007		786	221	Fair	Average	1994	MODULAR	
<b>CRANOR ACRES</b>														
<a href="#">R009351</a>	8/18/2012	\$310,000	\$350,641	446 SAGE DR	5.050	1,700		520	520	Average	Good	1986	CONVENTIONAL	WELL & SEPTIC SYSTEM
<b>GUNNISON RIVERBANKS RANCH</b>														
<a href="#">R042953</a>	8/14/2013	\$1,500,000	\$1,594,050	359 OLD COTTONWOOD LN	3.060	2,298			496	Good	Good	2007	CONVENTIONAL	ON RIVER, WELL & SEPTIC SYSTEM
<b>MITZEL'S GREEN ACRES</b>														
<a href="#">R008033</a>	10/29/2012	\$230,000	\$257,531	15 DEBBY WAY	0.650	1,493			675	Fair	Average	1978	CONVENTIONAL	HIGHWAY INFLUENCE, CUL DE SAC
<b>CURECANTI TOWNHOMES</b>														
<a href="#">R041510</a>	8/31/2011	\$183,000	\$219,509	74 BAMBI LN	0.054	1,348			484	Average	Good	2005	TOWNHOUSE	HIGHWAY INFLUENCE
<a href="#">R041524</a>	9/14/2012	\$195,000	\$219,453	102 BAMBI LN	0.054	1,348			484	Average	Good	2005	TOWNHOUSE	HIGHWAY INFLUENCE
<a href="#">R041514</a>	9/9/2013	\$198,500	\$209,815	42 BAMBI LN	0.054	1,348			484	Average	Good	2005	TOWNHOUSE	HIGHWAY INFLUENCE
<a href="#">R041515</a>	6/21/2013	\$195,000	\$209,450	36 BAMBI LN	0.054	1,348			484	Average	Good	2005	TOWNHOUSE	HIGHWAY INFLUENCE
<b>GUNNISON ISLAND ACRES</b>														
<a href="#">R026947</a>	2/28/2014	\$335,000	\$344,548	215 PARK DR	0.490	2,804			1,023	Average	Below Average	1994	CONVENTIONAL	WATER INFLUENCE
<a href="#">R026601</a>	1/4/2013	\$282,000	\$310,933	95 PARK DR	0.550	2,159			980	Average	Average	1993	CONVENTIONAL	WATER INFLUENCE
<a href="#">R010448</a>	8/30/2012	\$261,000	\$295,217	270 BEVINGTON RD	0.307	1,532			540	Average	Below Average	1973	CONVENTIONAL	WATER INFLUENCE

**INVENTORY AT TIME OF SALE**

ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	LAND ACRES	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT / STORAGE SQ FT	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	UNIQUE CHARACTERISTICS
<b>COTTONWOOD HOLLOW</b>														
<a href="#">R010469</a>	5/22/2014	\$272,500	\$275,607	214 PARK DR	0.250	1,780			528	Average	Good	2002	CONVENTIONAL	WELL
<a href="#">R010486</a>	10/9/2012	\$159,000	\$178,032	199 BEVINGTON RD	0.130	1,421			260	Average	Average	1982	TOWNHOUSE	WELL
<b>ZUGELDER SUBDIVISION</b>														
<a href="#">R010386</a>	7/26/2013	\$388,200	\$414,753	776 COUNTY ROAD 16	1.000	2,876			593	Average	Good	1980	CONVENTIONAL	
<b>ZUPAN ACRES</b>														
<a href="#">R010475</a>	7/26/2013	\$87,000	\$92,951	14 SPUR DR	0.295	1,392			704	Fair	Average	1979	MODULAR	WATER INFLUENCE
<b>ANTELOPE HILLS</b>														
<a href="#">R009900</a>	6/29/2012	\$230,000	\$262,775	431 ANTELOPE RD	2.464	1,106	1,080		560	Average	Below Average	1979	CONVENTIONAL	
<a href="#">R009905</a>	9/12/2011	\$203,900	\$243,416	711 ANTELOPE RD	0.870	1,776			720	Fair	Average	1984	MODULAR	
<a href="#">R009911</a>	4/30/2014	\$90,000	\$91,539	975 ANTELOPE RD	1.121	1,048	1,010		564	Fair	Average	1979	SPLIT LEVEL	
<a href="#">R009996</a>	4/30/2013	\$72,500	\$78,699	2 RIDGE LN	0.170	821			265	Fair	Average	2000	CONVENTIONAL	
<a href="#">R009962</a>	2/27/2012	\$59,600	\$69,452	369 MESA LOOP	0.220	1,049				Fair	Below Average	1992	CONVENTIONAL	
<b>DOS RIOS HOMESITES</b>														
<a href="#">R040486</a>	11/29/2012	\$787,060	\$876,785	99 COTTONWOOD RD	0.534	1,800				Good	Average	2003	CONVENTIONAL	ON RIVER
R040486 2nd improvement:				900			900	Average	Average	2003	GARAGE LIVING AREA			
<a href="#">R010727</a>	3/28/2012	\$450,000	\$521,820	588 TOMICHI TRL	1.060	3,196			572	Average	Average	1982	CONVENTIONAL	ON GOLF COURSE
<a href="#">R010691</a>	11/22/2011	\$396,500	\$468,822	732 CAMINO DEL RIO	1.080	3,005			627	Average	Average	1988	CONVENTIONAL	WATER INFLUENCE
<a href="#">R010738</a>	7/28/2011	\$314,900	\$379,517	266 TOMICHI TRL	0.270	2,104			611	Good	Average	1992	CONVENTIONAL	ON GOLF COURSE
<a href="#">R010765</a>	8/14/2013	\$270,000	\$286,929	1088 FAIRWAY LN	0.359	1,835			495	Average	Average	1993	CONVENTIONAL	
<a href="#">R010620</a>	5/7/2013	\$254,500	\$274,809	414 MONTE VISTA RD	0.359	2,078			600	Average	Good	2004	CONVENTIONAL	
<a href="#">R010580</a>	7/5/2013	\$254,500	\$271,908	58 MONTE VISTA RD	0.350	1,724			574	Average	Average	1967	LOG HOME	WATER INFLUENCE
<a href="#">R010687</a>	8/24/2013	\$245,000	\$260,362	900 CAMINO DEL RIO	1.095	1,690			1,040	Average	Average	1978	CONVENTIONAL	WATER INFLUENCE
<a href="#">R010663</a>	8/15/2012	\$224,600	\$254,045	571 FAIRWAY LN	0.520	2,320			650	Average	Average	1978	CONVENTIONAL	
<a href="#">R010603</a>	1/17/2014	\$222,500	\$230,110	72 ROUND TREE RD	0.350	1,653			572	Average	Average	1985	CONVENTIONAL	
<a href="#">R010685</a>	7/12/2012	\$220,750	\$250,949	818 CAMINO DEL RIO	0.962	1,152			312	Average	Average	1981	CONVENTIONAL	CARPORT - 96 SF, WATER
<a href="#">R010769</a>	2/21/2013	\$199,000	\$218,283	1018 FAIRWAY LN	0.360	1,568			598	Average	Average	1980	CONVENTIONAL	
<a href="#">R010612</a>	8/15/2013	\$195,000	\$207,227	391 MONTE VISTA RD	0.359	2,722			611	Average	Average	1978	CONVENTIONAL	CARPORT - 529 SF
<b>HARTMAN ROCKS</b>														
<a href="#">R010938</a>	8/19/2013	\$280,000	\$297,556	123 HARTMAN ROCKS DR	1.530	1,792		912	880	Fair	Good	1996	CONVENTIONAL	WELL & SEPTIC SYSTEM

**INVENTORY AT TIME OF SALE**

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<b>PANOVVIEW PARK</b>														
<a href="#">R030425</a>	7/2/2012	\$325,000	\$369,460	335 CROCUS RD	1.020	2,388			576	Good	Good	1997	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R030431</a>	4/1/2013	\$235,000	\$255,093	352 CROCUS RD	1.010	1,716			552	Average	Average	1996	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R030426</a>	2/25/2013	\$231,500	\$253,932	121 CROCUS RD	1.120	1,510			1,550	Average	Average	1997	RANCH	WELL & SEPTIC SYSTEM
<a href="#">R025548</a>	12/31/2012	\$222,500	\$246,597	213 COLUMBINE RD	1.000	1,682			350	Fair	Below Average	1979	BI LEVEL	WELL & SEPTIC SYSTEM
<a href="#">R070763</a>	6/5/2012	\$214,500	\$245,066	162 CROCUS RD	1.000	1,914			1,137	Average	Average	1985	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R010961</a>	11/19/2013	\$230,000	\$240,488	249 COLUMBINE RD	1.000	966	840		288	Average	Average	1980	BI LEVEL	WELL & SEPTIC SYSTEM
<a href="#">R010988</a>	12/23/2013	\$205,800	\$214,011	270 CROCUS RD	1.270	1,796		1,094	702	Fair	Average	2000	MODULAR	WELL & SEPTIC SYSTEM
<a href="#">R010960</a>	6/19/2012	\$173,000	\$197,653	17 COLUMBINE RD	1.030	1,534			520	Average	Average	1997	RANCH	WELL & SEPTIC SYSTEM
<b>GOLD BASIN MEADOWS</b>														
<a href="#">R011031</a>	6/17/2013	\$273,500	\$293,766	108 WILLOW TRL	0.500	1,811			1,302	Average	Average	1998	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R011006</a>	2/25/2014	\$270,000	\$277,695	99 ASPEN TRL	0.360	1,541			641	Average	Good	1982	CONVENTIONAL	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R011032</a>	9/25/2013	\$259,900	\$274,714	96 WILLOW TRL	0.580	2,014			768	Fair	Average	1997	MODULAR	WELL & SEPTIC SYSTEM
<a href="#">R011030</a>	5/29/2014	\$265,000	\$268,021	116 WILLOW TRL	0.480	1,429			321	Average	Average	1996	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R011009</a>	12/20/2013	\$250,000	\$259,975	129 ASPEN TRL	0.450	1,535			420	Average	Average	1993	RANCH	WELL & SEPTIC SYSTEM
<a href="#">R011035</a>	4/26/2012	\$206,000	\$237,703	38 WILLOW TRL	0.440	1,480			440	Fair	Average	1995	RANCH	ON BUSY STREET, WELL & SEPTIC
<a href="#">R011019</a>	3/1/2013	\$213,200	\$232,644	68 COTTONWOOD TRL	0.420	1,494			515	Average	Average	1995	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R011007</a>	11/4/2011	\$186,000	\$219,926	109 ASPEN TRL	0.390	1,680			1,092	Fair	Average	2000	MODULAR	WATER INFLUENCE, WELL & SEPTIC
<a href="#">R011015</a>	4/23/2014	\$180,000	\$183,078	108 COTTONWOOD TRL	0.420	1,742				Fair	Average	1999	MODULAR	CUL DE SAC, WELL & SEPTIC SYSTEM
R011015 2nd improvement:						441			465	Fair	Minimum	1999	GARAGE LIVING AREA	
<b>TOMICHI HEIGHTS</b>														
<a href="#">R008595</a>	4/12/2012	\$210,000	\$242,319	3 NAVAJO LN	3.420	960	920			Average	Average	1979	BI LEVEL	WELL & SEPTIC SYSTEM
<a href="#">R008106</a>	3/29/2012	\$180,000	\$208,728	107 TOMICHI LN	1.040	1,152	1,152		768	Fair	Average	1981	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R008605</a>	12/18/2012	\$180,000	\$199,494	948 UTE LN	1.400	1,836			616	Fair	Average	1994	MODULAR	WELL & SEPTIC SYSTEM
<a href="#">R008694</a>	7/31/2012	\$154,900	\$176,090	15 TOMICHI LN	1.127	992	700		300	Fair	Average	1976	MODULAR	WELL & SEPTIC SYSTEM
<b>LOST MINER RANCH</b>														
<a href="#">R032753</a>	12/19/2011	\$124,500	\$146,499	94 HOMESTEAD RD	4.480	1,865			576	Fair	Average	2004	MODULAR	HIGHWAY INFLUENCE, WELL & SEPTIC SYSTEM

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<b>UNINCORPORATED COUNTY</b>														
<a href="#">R010921</a>	4/30/2012	\$725,000	\$836,578	594 COUNTY ROAD 50	5.679	3,583		1,519		Good	Below Average	1932	COLONIAL VICTORIAN	
R010921 2nd improvement:						903				Fair	Average	1952	CONVENTIONAL	
<a href="#">R010506</a>	10/27/2011	\$475,000	\$564,348	243 COUNTY ROAD 32	1.520	800				Good	Very Good	1990	LOG HOME	ON RIVER, ADJACENT TO
R010506 2nd improvement:						370				Average	Good	2009	CABIN	PROTECTED OPEN SPACE, WELL & SEPTIC SYSTEM
<a href="#">R009757</a>	9/27/2012	\$405,000	\$455,787	430 COUNTY ROAD 48E	1.310	2,008	784		1,368	Average	Average	1980	CONVENTIONAL	CARPORT - 504 SF, HIGHWAY INFLUENCE, WELL & SEPTIC SYSTEM
<a href="#">R009438</a>	6/30/2014	\$390,000	\$392,223	121 MOUNTAINSIDE DR	6.840	2,094		1,407	803	Average	Average	2001	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R010340</a>	6/6/2014	\$357,800	\$359,839	6016 COUNTY ROAD 38	5.000	1,752	1,104		672	Fair	Average	1980	MODULAR	WELL & SEPTIC SYSTEM
<a href="#">R007633</a>	9/11/2013	\$342,000	\$361,494	2415 COUNTY ROAD 10	1.800	2,371				Fair	Average	1976	CONVENTIONAL	WATER INFLUENCE, WELL & SEPTIC SYSTEM
R007633 2nd improvement:						267			480	Fair	Average	2004	GARAGE LIVING AREA	
<a href="#">R010207</a>	10/11/2012	\$275,000	\$307,918	269 COUNTY ROAD 13	1.990	1,446			780	Fair	Average	1971	RANCH	
<a href="#">R008006</a>	1/9/2014	\$260,000	\$268,892	146 NORTH RD	0.740	2,462		616	666	Fair	Average	1980	CONVENTIONAL	ON RIVER, WELL & SEPTIC SYSTEM
<a href="#">R011048</a>	6/5/2014	\$250,000	\$251,425	183 COUNTY ROAD 40	1.645	1,200	576		576	Average	Average	1978	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R008666</a>	8/22/2011	\$242,900	\$291,359	170 NORTH RD	1.000	2,784	693		800	Average	Average	1975	CONVENTIONAL	ON RIVER, WELL & SEPTIC SYSTEM
<a href="#">R028055</a>	5/15/2013	\$212,000	\$228,918	1900 ESTY LN	20.000	1,097			816	Fair	Average	1992	CONVENTIONAL	WELL & SEPTIC SYSTEM
<a href="#">R010379</a>	8/8/2013	\$205,000	\$217,854	464 COUNTY ROAD 16	1.200	1,604			576	Average	Minimum	1977	CONVENTIONAL	ON RIVER, WELL & SEPTIC SYSTEM
<a href="#">R010061</a>	7/26/2013	\$185,300	\$197,975	2624 STATE HIGHWAY 135	0.429	879			600	Fair	Average	1967	LOG HOME	HIGHWAY INFLUENCE, ON RIVER, WELL & SEPTIC SYSTEM
<a href="#">R010372</a>	9/26/2011	\$204,000	\$243,535	76 COUNTY ROAD 50	0.707	962		864	1,950	Average	Average	1978	CONVENTIONAL	SEPTIC SYSTEM
<a href="#">R007073</a>	5/29/2013	\$170,000	\$183,566	100 LOST RIVER LN	0.500	1,292			304	Average	Average	1979	CONVENTIONAL	HIGHWAY INFLUENCE, WELL & SEPTIC SYSTEM
<a href="#">R010421</a>	1/10/2012	\$129,900	\$152,113	38169 US HIGHWAY 50	1.875	1,219	1,219	192	672	Fair	Below Average	1955	RANCH	WELL & SEPTIC SYSTEM