

2021 GUNNISON COUNTY REAPPRAISAL

CITY OF GUNNISON

VACANT LOT/BLOCK

SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020

LEA 10250: GUNNISON RESIDENTIAL MAIN AREA - VACANT SALES							
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALES PRICE	TIME ADJUSTED SALES PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R044398	7/27/2017	\$42,000	\$49,350	17,893	\$2.76	3787-022-43-014	LOT 14, MEADOW VISTA SOUTH SUBDIVISION
R032207	11/14/2017	\$40,000	\$46,200	9,724	\$4.75	3701-353-38-051	LOT 32, SUNSPOT SUBDIVISION
R044385	3/8/2018	\$68,000	\$77,180	13,127	\$5.88	3787-022-43-001	LOT 1, MEADOW VISTA SOUTH SUBDIVISION
R040749	2/28/2020	\$105,000	\$107,100	16,553	\$6.47	3787-012-44-010	LOT 31, W MOUNTAIN RANCH SUBDIVISION
R001234**	1/8/2019	\$360,000	\$390,600	59,614	\$6.55	3701-354-19-007	LOT A, BLOCK 94, WEST GUNNISON & LOT B2, LOT B BLOCK 95 SUBDIVISION
R042420	7/27/2017	\$68,000	\$79,900	11,977	\$6.67	3701-353-51-005	LOT 7, RAINBOW MEADOWS ESTATES, FILING 2
R042427	4/10/2018	\$63,647	\$71,921	9,896	\$7.27	3701-353-52-007	LOT 1, RAINBOW MEADOWS ESTATES, FILING 2
R040754	4/26/2018	\$85,000	\$96,050	13,068	\$7.35	3787-012-44-015	LOT 27, W MOUNTAIN RANCH SUBDIVISION
R032163	1/22/2019	\$610,000	\$661,850	87,991	\$7.52	3701-360-06-009	LOT 18 MEADOWS PHASE 1R
R042426	3/13/2019	\$66,000	\$70,950	9,034	\$7.85	3701-353-52-006	LOT 2, RAINBOW MEADOWS ESTATES, FILING 2
R001125	8/16/2018	\$259,000	\$287,490	34,125	\$8.42	3701-353-33-003	LOTS 13-19 & PART OF ADJACENT ALLEY AND 6TH ST, BLOCK 112, WEST GUNNISON
R073331	6/5/2020	\$70,000	\$70,000	8,206	\$8.53	3787-022-43-031	LOT 17 MEADOW VISTA SOUTH
R072484	7/20/2017	\$190,000	\$223,250	25,500	\$8.75	3701-354-22-004	LOTS 1-6 & PART OF ADJACENT 10TH ST, WEST GUNNISON
R042425	5/29/2018	\$67,000	\$75,375	8,598	\$8.77	3701-353-52-005	LOT 3, RAINBOW MEADOWS ESTATES, FILING 2
R042429	7/29/2019	\$70,000	\$73,850	8,361	\$8.83	3701-353-53-002	LOT 13, RAINBOW MEADOWS ESTATES, FILING 2
R072464	4/14/2020	\$105,000	\$106,050	11,326	\$9.36	3787-012-45-010	LOT 35, W MOUNTAIN RANCH SUBDIVISION
R041398*	6/12/2019	\$248,500	\$263,410	27,767	\$9.49	3787-022-38-004	0.528 ACRES IN EAGLE COVE TOWNHOMES
R032331	12/4/2019	\$220,000	\$226,600	21,875	\$10.36	3787-021-36-004	LOTS 13-19, BLOCK 42, WEST GUNNISON
R044181	11/7/2018	\$60,000	\$66,600	6,250	\$10.66	3701-362-25-002	LOT 2, VANTUYL VILLAGE SUBDIVISION
R002216	5/21/2019	\$142,000	\$151,230	12,500	\$12.10	3787-021-12-011	LOTS 19-22, BLOCK 38, WEST GUNNISON
R045329	11/7/2017	\$69,500	\$80,273	6,250	\$12.84	3787-021-12-009	LOTS 15 & 16, BLOCK 38, WEST GUNNISON
R044219	5/31/2019	\$109,000	\$116,085	8,139	\$14.26	3701-362-26-021	LOT 40, VANTUYL VILLAGE SUBDIVISION
R044231	8/31/2017	\$80,000	\$93,600	6,250	\$14.98	3701-362-25-020	LOT 51, VANTUYL VILLAGE SUBDIVISION
R073233	10/23/2019	\$90,000	\$93,600	6,250	\$14.98	3701-363-42-011	LOTS 3 & 4, BLOCK 66, FIRST ADDITION TO GUNNISON
R044247	11/17/2017	\$127,000	\$146,685	9,292	\$15.79	3701-362-29-003	LOT 64, VANTUYL VILLAGE SUBDIVISION
R032493	2/18/2020	\$50,000	\$51,000	2,183	\$23.36	3787-021-12-009	LOTS 15 & 16, BLOCK 38, WEST GUNNISON

*SOLD WITH R041339

**SOLD WITH R043449

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