

**2021 REAPPRAISAL
GUNNISON COUNTY
COMMERCIAL IMPROVED SALES**

SALES STUDY PERIOD:
JULY 1, 2015 - JUNE 30, 2020

ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE						
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTI ON QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE	
R010165	12/10/2019	\$744,000	\$704,375	4,140	\$170.14	1525 STATE HWY 135	310010: ECON 1 COMMERCIAL LAND STUDY	4,140		Fair	Average	1990	Vet Hospital - Garage	
R008542	4/17/2020	\$400,000	\$374,240	4,054	\$92.31	41965 E US HWY 50	310010: ECON 1 COMMERCIAL LAND STUDY	4,054		Fair	Average	1967	Service Garage	
R010205	5/22/2020	\$145,000	\$160,080	8,895	\$18.00	44 COUNTY ROAD 51	310010: ECON 1 COMMERCIAL LAND STUDY	3,723	5,172 FINISHED BASEMENT	Fair	Below Average	1980	Health Club	
R010552	9/10/2018	\$360,000	\$355,892	6,729	\$52.89	37610 W US HWY 50	310011: ECON 1 WEST OF GUNNISON	6,729		Average	Average	1985	Restaurant	
R010075*	10/12/2017	\$1,250,000	\$1,274,125	3,392	\$375.63	2388 STATE HWY 135	310080: ECON 1 RES/COMM LAND STUDY	992		Low	Average	1965	Storage Warehouse	
* Sale includes R010074 & R010076, both of which were land only at the time of sale.														
								R010075 Residential Portion:	2,400		Average	Below Average	1974	Single Family Residence
R010500	4/14/2017	\$1,850,000	\$1,916,600	5,328	\$359.72	36128 W US HWY 50	310081: ECON 1 RES/COMM WEST OF GUNNISON	5,328		Fair	Average	1980	Convenience Store	
R010553	12/11/2018	\$1,425,000	\$1,396,785	34,697	\$40.26	37478 W US HWY 50	310081: ECON 1 RES/COMM WEST OF GUNNISON	32,455		Fair	Average	1986	Motel	
								R010553 Residential Portion:	2,242		Fair	Average	1986	Single Family Residence
R010549	10/25/2019	\$1,440,000	\$1,333,220	16,255	\$82.02	37760 W US HWY 50	310110: DOS RIOS MOTOR HOTEL SUBD	14,830		Fair	Average	1979	Motel	
								R010549 Residential Portion:	1,425		Fair	Average	1979	Single Family Residence
R031396	12/30/2019	\$250,000	\$236,685	6,816	\$34.72	37762 W US HWY 50	310110: DOS RIOS MOTOR HOTEL SUBD	6,816		Fair	Average	1988	Restaurant	
R001615	6/30/2016	\$211,750	\$233,603	1,200	\$194.67	116 N TAYLOR ST	311100: COMMERCIAL IN RESIDENTIAL	1,200		Average	Average	1982	Office	
R001521	9/4/2015	\$800,000	\$871,224	5,400	\$161.34	811 N MAIN ST	311210: COMMERCIAL HWY 135	5,400		Low	Average	1993	Retail/Storage	
R001456	2/17/2017	\$3,190,000	\$3,322,704	30,330	\$109.55	911 N MAIN ST	311210: COMMERCIAL HWY 135	30,330		Average	Average	2000	Motel	

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R002201	9/4/2015	\$235,000	\$255,922	2,125	\$120.43	413 W NEW YORK AVE	311220: COMMERCIAL OFF HWY	2,125		Fair	Below Average	1979	Workshop/Garage
R001669	10/28/2015	\$700,000	\$760,368	3,685	\$206.34	200 N SPRUCE ST	311220: COMMERCIAL OFF HWY	3,685		Average	Average	1980	Private School
R071759	5/5/2016	\$75,000	\$80,003	252	\$317.47	100 BLOCK N TELLER ST	311220: COMMERCIAL OFF HWY	252		Fair	Average	1973	Mini-Golf Shack
R001582	5/26/2016	\$368,000	\$392,549	2,617	\$150.00	211 N IOWA ST	311220: COMMERCIAL OFF HWY	2,617	309 UNFIN BASEMENT	Average	Average	1957	Office/Storage
R001310	7/16/2016	\$170,000	\$180,392	1,152	\$156.59	204 N 12TH ST	311220: COMMERCIAL OFF HWY	1,152		Average	Average	1985	Dentist Office
R001699	8/15/2016	\$750,000	\$793,755	4,842	\$163.93	707 N IOWA ST	311220: COMMERCIAL OFF HWY	4,842	594 UNFIN BASEMENT	Average	Average	1986	Medical Office
R001570	11/10/2016	\$293,000	\$307,650	2,155	\$142.76	209 N COLORADO ST	311220: COMMERCIAL OFF HWY	360		Fair	Average	1975	Office
R001570 Residential Portion:								1,795		Fair	Average	1965	Single Family Residence
R001656	9/7/2017	\$411,000	\$420,071	7,368	\$57.01	115 W GEORGIA AVE	311220: COMMERCIAL OFF HWY	7,368	667 UNFIN BASEMENT	Fair	Average	1965	Retail/Storage Warehouse
R040191	2/12/2018	\$355,000	\$357,883	4,065	\$88.04	808 W NEW YORK AVE	311220: COMMERCIAL OFF HWY	4,065		Average	Average	1999	Warehouse
R002169	3/13/2018	\$185,000	\$185,981	1,700	\$109.40	110 S 12TH ST	311220: COMMERCIAL OFF HWY	280		Low	Average	1948	Retail Store
R002169 Residential Portion:								1,420		Fair	Average	1952	Single Family Residence
R002179	5/15/2018	\$400,000	\$399,920	5,940	\$67.33	108 S 11TH ST	311220: COMMERCIAL OFF HWY	3,552		Fair	Average	1965	Mini Storage
R002179 Residential Portion:								2,388		Fair	Below Average	1965	Single Family Residence
R001978	12/1/2018	\$390,000	\$382,286	3,690	\$103.60	113 S IOWA ST	311220: COMMERCIAL OFF HWY	3,690		Fair	Average	1980	Warehouse - Office
R001683	3/10/2020	\$825,000	\$774,155	11,153	\$69.41	127 W VIRGINIA AVE	311220: COMMERCIAL OFF HWY	11,153		Fair	Average	1973	Dance Studio/Office/Warehouse

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ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R001612	8/21/2015	\$377,000	\$411,609	4,725	\$87.11	312 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	3,711		Fair	Below Average	1970	Motel
R001612 Residential Portion:								1,014	1,170 WOOD SHED	Low	Below Average	1959	Single Family Residence
R002060	2/17/2016	\$366,500	\$394,024	4,185	\$94.15	137 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	2,025	400 UNFIN BASEMENT	Fair	Below Average	1970	Office/Storage
R002060 Residential Portion:								2,160		Fair	Below Average	1970	Apartments
R001347	4/29/2016	\$475,000	\$508,012	1,580	\$321.53	508 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	1,580		Fair	Average	1976	Service Garage
R071224	11/21/2016	\$1,500,000	\$1,574,955	8,320	\$189.30	211 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	8,320		Fair	Excellent	2013	Retail Store
R001618	1/6/2017	\$495,000	\$516,978	10,747	\$48.10	412 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	9,559		Fair	Below Average	1965	Motel
R001618 Residential Portion:								1,188		Fair	Below Average	1965	Single Family Residence
R043313	4/21/2017	\$9,720,000	\$10,070,114	67,817	\$148.49	910 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	67,817	14,490 UNFIN BASEMENT	Good	Average	2005	Hotel - Limited Service
R002078*	7/5/2018	\$1,474,000	\$1,465,407	22,098	\$66.31	401 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	22,098		Average	Average	2000	Retail - Lumber Storage
* Sale includes R002079													
R017593	7/23/2018	\$150,000	\$149,126	929	\$160.52	208 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	929		Fair	Average	1965	Office - Dry Cleaners
R001607	8/6/2018	\$950,000	\$941,830	10,418	\$90.40	212 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	8,286		Fair	Average	1979	Motel
R001607 Residential Portion:								2,132		Fair	Average	1979	Single Family Residence
R072733	12/5/2018	\$2,078,965	\$2,037,843	2,754	\$739.96	864 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	2,754		Very Good	Average	2018	Fast Food
R001266	1/31/2019	\$220,000	\$215,035	2,275	\$94.52	800 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	2,275	2,275 UNFIN BASEMENT	Average	Average	1995	Restaurant
R001336	3/29/2019	\$275,000	\$267,259	1,875	\$142.54	600 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	1,875	420 UNFIN BASEMENT	Fair	Average	1980	Office
R001264*	5/31/2019	\$2,045,000	\$1,976,022	23,720	\$83.31	820 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	23,720		Fair	Average	1979	Retail - Warehouse
* Sale includes R001265													
R001954	1/21/2020	\$1,000,000	\$944,000	9,425	\$100.16	403 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	8,824		Fair	Average	1969	Motel
R001954 Residential Portion:								1,141	780 UNFIN BASEMENT	Fair	Average	1969	Single Family Residence

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R001533	8/17/2015	\$265,000	\$289,332	1,404	\$206.08	322 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,404	566 UNFIN BASEMENT	Fair	Average	1973	Office/Storage
R070687	2/1/2017	\$200,000	\$208,320	1,786	\$116.64	110 S MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,786		Fair	Below Average	1980	Office
R072479	8/1/2017	\$285,000	\$292,085	5,100	\$57.27	317 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	5,100		Fair	Average	1971	Church
R001574	6/19/2018	\$245,000	\$244,255	1,678	\$145.56	111 & 113 E GEORGIA AVE	311290: COMMERCIAL MAIN ST CBD	1,678		Fair	Average	1975	Office
R044070	12/12/2019	\$720,000	\$681,624	7,726	\$88.22	300 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	7,726		Fair	Average	1995	Retail - Office
R001666	12/17/2019	\$210,000	\$198,815	2,261	\$87.93	213 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	2,261	840 UNFIN BASEMENT	Fair	Below Average	1973	Retail Store
R001578	12/27/2019	\$325,000	\$307,690	1,472	\$209.03	206 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,472	772 UNFIN BASEMENT	Fair	Average	1980	Restaurant
R001822	3/3/2017	\$155,000	\$161,014	566	\$284.48	623 N MAIN ST	311295: COMMERCIAL MAIN ST B1	1,066		Fair	Average	1992	Barber/Beauty Shop
R001531	12/13/2018	\$350,000	\$343,077	1,897	\$180.85	400 N MAIN ST	311295: COMMERCIAL MAIN ST B1	1,897	692 UNFIN BASEMENT	Average	Average	1970	Office
R002304	9/29/2015	\$450,800	\$488,757	14,750	\$33.14	500 S BOULEVARD ST	313000: GUNNISON INDUSTRIAL	14,750		Fair	Average	1993	Mini-Storage
R031541	1/14/2016	\$450,000	\$485,042	4,720	\$102.76	881 W BIDWELL AVE	313000: GUNNISON INDUSTRIAL	4,720		Average	Average	1995	Heated Garage/Warehouse
R072143	9/22/2016	\$300,000	\$316,665	2,080	\$152.24	502 S WISCONSIN ST	313000: GUNNISON INDUSTRIAL	2,080		Low	Below Average	1945	Open Office
R040067	11/28/2016	\$355,000	\$372,750	3,016	\$123.59	721 S 9TH ST	313000: GUNNISON INDUSTRIAL	1,360		Average	Average	2005	Workshop
						R040067 Residential Portion:		1,656					Single Family Residential
R002310	1/20/2017	\$66,310	\$69,254	480	\$144.28	600 S 14TH ST	313000: GUNNISON INDUSTRIAL	480		Low	Minimum	1972	Storage Warehouse
R002272	2/9/2018	\$266,000	\$268,160	4,005	\$66.96	620 S 9TH ST	313000: GUNNISON INDUSTRIAL	4,005	180 UNFIN BASEMENT	Fair	Below Average	1976	Tavern/Warehouse
R002282	1/4/2019	\$625,000	\$610,894	4,712	\$129.65	702 S 9TH ST	313000: GUNNISON INDUSTRIAL	4,712		Fair	Average	1985	Workshop
R043167	7/31/2018	\$560,000	\$556,752	4,400	\$126.53	312 S 10TH ST	313000: GUNNISON INDUSTRIAL	3,600		Fair	Average	2005	Workshop
						R043167 Residential portion:		800		Fair	Average	2005	Single Family Residential
R002264	7/19/2019	\$375,000	\$360,259	5,120	\$70.36	555 S 10TH ST	313000: GUNNISON INDUSTRIAL	5,120		Fair	Average	1995	Garage

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R0026536	11/10/2016	\$1,400,000	\$1,470,000	3,097	\$474.65	213 THIRD ST	320000: CB BED & BREAKFAST	1,032		Average	Average	1971	Bed And Breakfast
R026536 Residential portion:								2,065		Average	Average	1971	Single Family Residential
R003181	5/31/2016	\$450,000	\$480,020	1,113	\$431.28	214 ELK AVE	320110: B1 HOUSES USED COMMERCIAL	1,113	759 UNFIN BASEMENT	Fair	Average	1985	Restaurant
R003510	5/17/2017	\$935,000	\$966,042	3,160	\$305.71	327 ELK AVE	320110: B1 HOUSES USED COMMERCIAL	862		Fair	Average	1977	Retail Store
R003510 Residential portion:								2,298		Fair	Average	1977	Single Family Residential
R003538	10/17/2017	\$875,000	\$891,888	1,288	\$692.46	301 SIXTH ST	320120: B2 HOUSES USED COMMERCIAL	598	644 FINISHED BASEMENT	Fair	Average	1970	Retail Store
R003538 Residential portion:								690	588 GARAGE	Fair	Average	1975	Single Family Residence
R003165	1/26/2016	\$517,000	\$557,274	1,164	\$478.76	222 MAROON AVE	320130: B3 HOUSES USED COMMERCIAL	516		Fair	Average	1970	Retail Store
R003165 Residential portion:								648		Fair	Average	1970	Single Family Residence
R003525	2/24/2016	\$730,000	\$784,808	1,529	\$513.28	413 ELK AVE	320130: B3 HOUSES USED COMMERCIAL	1,529	576 WOOD SHED	Average	Average	1960	Office
R003528	8/28/2018	\$820,000	\$812,932	2,023	\$401.84	425 ELK AVE	320130: B3 HOUSES USED COMMERCIAL	2,023		Fair	Average	1990	Restaurant
R003534	2/25/2019	\$1,800,000	\$1,754,352	1,702	\$1,030.76	509 ELK AVE	320130: B3 HOUSES USED COMMERCIAL	1,702	234 UNFIN BASEMENT	Fair	Average	1970	Retail Store
R003535	5/22/2019	\$900,000	\$869,670	1,693	\$513.69	315 SIXTH ST	320130: B3 HOUSES USED COMMERCIAL	971		Fair	Below Average	1955	Retail Store
R003535 Residential portion:								722		Fair	Below Average	1955	Single Family Residence
R003197	1/23/2017	\$1,875,000	\$1,958,231	5,454	\$359.04	226 ELK AVE	320210: B-1 ELK AVE	5,454	1,328 - UNFIN BASEMENT	Average	Average	1990	Restaurant/Office
R003178	7/13/2017	\$1,000,000	\$1,027,700	3,492	\$294.30	228 ELK AVE	320210: B-1 ELK AVE	1,680		Fair	Average	2005	Restaurant
R003178 Residential portion:								1,812		Fair	Average	1995	Single Family Residence
R003530	2/26/2016	\$626,000	\$701,370	1,705	\$411.36	429 ELK AVE	320230: B-3 ELK AVE	961		Average	Average	1970	Office
R003530 Residential portion:								744		Average	Average	1970	Single Family Residence
R002824	4/18/2017	\$1,568,000	\$1,624,448	8,982	\$180.86	621 MAROON AVE	320240: TOURIST	7,260		Fair	Average	1976	Motel
R002824 Residential portion:								1,722		Fair	Average	1976	Single Family Residence
R003402	4/9/2019	\$2,210,000	\$2,141,623	8,892	\$240.85	510 WHITEROCK AVE	320240: TOURIST	8,892		Average	Average	1993	Motel
R003412	8/20/2015	\$555,000	\$605,960	799	\$758.40	618 FOURTH ST	320250: COMMERCIAL SOUTH	799		Low	Minimum	1972	Office

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R071234*	5/4/2017	\$4,000,000	\$4,132,920	12,119	\$341.03	18 TREASURY RD	350210: MT CB COMMERCIAL NOT IN BUSINESS	9,600		Fair	Good	2000	Motel
* Sale includes R005174, R071235, R071236													
R072851	7/19/2019	\$1,050,000	\$1,008,724	1,200	\$840.60	18 TREASURY RD	350210: MT CB COMMERCIAL NOT IN BUSINESS	540	660 FINISHED BASEMENT	Fair	Good	1985	Motel
R013396	12/19/2016	\$750,000	\$785,400	2,041	\$384.81	21293 STATE HWY 135	360080: ECON 6 RES/COMM	564		Fair	Average	1948	Retail
							R013396 Residential portion:	1,477		Fair	Below Average	1977	Single Family Residence
R032027	10/1/2015	\$675,000	\$733,185	7,000	\$104.74	510 RIVERLAND DR	360300: RIVERLAND INDUSTRIAL	5,500		Fair	Average	1996	Service Garage
							R032027 Residential portion:	1,500		Fair	Average	1996	Single Family Residence
R032022	8/30/2017	\$750,000	\$768,675	4,040	\$190.27	110 ANDREAS CIR	360300: RIVERLAND INDUSTRIAL	2,640		Fair	Average	1997	Workshop
							R032022 Residential portion:	1,400		Fair	Average	1996	Single Family Residence
R008751	7/14/2016	\$270,000	\$286,505	1,952	\$146.78	905 COUNT RD 744	370005: SMALL RESORTS WITHOUT AMENITIES	1,952		Fair	Average	1983	Guest Cabins/Resort
R071987	4/11/2016	\$575,000	\$614,963	4,570	\$134.57	940 COVE RD	370010: SEASONAL RESORTS IN ECON 8	2,588		Fair	Average	1996	Guest Cabins/Office
							R071987 Residential portion:	1,982		Fair	Average	1998	Single Family Residence
R016120	7/18/2017	\$1,700,000	\$1,747,090	12,841	\$136.06	30682 COUNTY RD 12	370010: SEASONAL RESORTS IN ECON 8	8,702		Average	Average	1986	Guest Cabins/Office
							R016120 Residential portion:	4,139		Average	Average	1990	Single Family Residence
R007142	1/15/2018	\$795,000	\$803,666	4,183	\$192.13	13510 COUNTY RD 76	370010: SEASONAL RESORTS IN ECON 8	2,161		Fair	Below Average	1959	Guest Cabins/Office
							R007142 Residential portion:	2,022		Average	Average	1998	Single Family Residence
R011630	3/26/2018	\$525,859	\$528,646	4,820	\$109.68	2943 COUNTY RD 27	370010: SEASONAL RESORTS IN ECON 8	2,682		Low	Minimum	1954	Guest Cabins/Laundry
							R011630 Residential portion:	2,138		Fair	Average	1954	Single Family Residence
R007251	6/15/2018	\$1,600,000	\$1,595,200	4,624	\$344.98	28357 US HWY 50	370010: SEASONAL RESORTS IN ECON 8	3,256		Fair	Average	1985	Retail/Bath House/Guest Cabins
							R007251 Residential portion:	1,368		Fair	Average	1970	Single Family Residence
R015729	6/19/2017	\$510,000	\$525,504	4,802	\$109.43	5580 COUNTY RD 3	371080: ECON 8 YEAR ROUND RES/COMM	3,650		Average	Average	1978	Bed & Breakfast
							R015729 Residential portion:	1,152		Average	Average	1996	Single Family Residence
R072265	11/11/2016	\$625,000	\$656,250	4,888	\$134.26	8458 COUNTY RD 76	372080: OHIO CITY RES/COMM	3,042		Fair	Average	1985	Retail/Restaurant
							R072265 Residential portion:	1,846		Fair	Average	1985	Single Family Residence

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R026623	3/3/2017	\$307,500	\$319,434	2,781	\$114.86	200 W TOMICHI AVE	316000: BANK CONDO	2,871		Fair	Average	1970	Health Club
R032042*	8/17/2018	\$1,025,000	\$1,016,164	8,905	\$114.11	800 N MAIN ST	316020: GUNNISON MTN MEADOWS MALL	8,905	2,410 UNFIN BASEMENT	Average	Average	1996	Retail - Restaurant
* Sale includes R032043, R032044, R032045, R032046, R032047													
R024535*	8/17/2018	\$1,210,000	\$1,199,570	8,948	\$134.06	720 N MAIN ST	316020: GUNNISON MTN MEADOWS MALL	8,948		Average	Average	1995	Retail-Fast Food-Office-Restaurant
* Sale includes R032037, R032038, R032039, R032040, R032041													
R041338	9/2/2015	\$68,000	\$74,054	396	\$187.01	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	396		Average	Average	1989	Office
R041333	9/5/2015	\$61,000	\$66,431	354	\$187.66	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	354		Average	Average	1989	Office
R041335	6/20/2018	\$100,000	\$98,560	564	\$174.75	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	564		Average	Average	1989	Office
R041339	9/10/2018	\$39,500	\$39,049	209	\$186.84	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	209		Average	Average	1989	Office
R041336	10/4/2019	\$53,000	\$50,473	278	\$181.56	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	278		Average	Average	1989	Office
R003588	3/29/2017	\$230,000	\$238,926	556	\$429.72	111 ELK AVE	326130: ZINK BUILDING	556		Fair	Below Average	1979	Retail
R003586	7/13/2018	\$250,000	\$248,542	693	\$358.65	111 ELK AVE	326130: ZINK BUILDING	693		Fair	Average	1979	Office
R003585	9/28/2018	\$250,000	\$247,148	696	\$355.10	111 ELK AVE	326132: ZINC BUILDING UPPER	696		Fair	Below Average	1979	Retail - Art Studio
R072491	8/31/2017	\$450,000	\$461,187	1,233	\$374.04	123 ELK AVE	326150: GREEN DRAKE CONDOS	1,233		Average	Very Good	2015	Office
R043909*	12/1/2015	\$1,750,000	\$1,891,155	5,071	\$372.94	326 ELK AVE	326210: TIMES SQUARE CONDOS	2,574	2,497 FINISHED BASEMENT	Good	Average	1990	Retail Store
* Sale includes R043910, R043911, R043912													
R045198*	10/30/2015	\$595,000	\$646,313	1,637	\$394.82	307/309 SIXTH ST	326230: SIXTH STREET	1,637		Fair	Average	1980	Office/Fast Food Restaurant
* Sale includes R045199, R045200													
R073165	12/10/2019	\$232,500	\$220,117	523	\$420.87	510 ELK AVE	326300: 510 ELK CONDOS	523		Good	Average	2003	Retail Store
R073164*	12/27/2019	\$300,000	\$284,022	797	\$356.36	510 ELK AVE	326300: 510 ELK CONDOS	797		Good	Average	2003	Retail Store
* Sale includes R073166													

**2021 REAPPRAISAL
GUNNISON COUNTY
COMMERCIAL IMPROVED SALES**

SALES STUDY PERIOD:
JULY 1, 2015 - JUNE 30, 2020

ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE					
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTI ON QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R002992	10/2/2018	\$275,000	\$271,095	564	\$480.66	214 SIXTH ST	326402: ORE BUCKET COMMERCIAL UPPER	564		Average	Average	1978	Office
R032093*	5/16/2017	\$355,000	\$366,786	998	\$367.52	503 RED LADY AVE	326420: MAJESTIC PLAZA FIRST FLOOR	302		Average	Average	1994	Office
* Sale includes R032094							R032094 Residential portion:	696		Average	Average	1994	Condo/Apartment
R032097	10/31/2016	\$125,000	\$131,595	524	\$251.14	503 RED LADY AVE	326420: MAJESTIC PLAZA FIRST FLOOR	524		Average	Average	1994	Open Office
* Sale includes R032098													
R033902*	1/26/2016	\$270,000	\$291,025	929	\$313.27	717 SIXTH ST	326430: MAJESTIC PLAZA II COMMERCIAL	929		Average	Average	1984	Retail
* Sale includes R033903													
R072570	7/17/2017	\$562,500	\$578,053	1,514	\$381.81	525 RED LADY AVE	326430: MAJESTIC PLAZA II COMMERCIAL	1,514		Average	Average	1998	Restaurant
R072568	12/5/2017	\$495,000	\$501,782	1,962	\$255.75	525 RED LADY AVE	326430: MAJESTIC PLAZA II COMMERCIAL	1,962		Average	Average	1998	Restaurant
R040059	9/26/2017	\$49,000	\$50,081	212	\$236.23	315 BELLEVIEW AVE	326510: BELLEVIEW COMMERCIAL CONDO	212		Fair	Average	1998	Office
R031327	3/30/2018	\$250,000	\$251,332	1,058	\$237.55	310 BELLEVIEW AVE	326520; BELLEVIEW PARK COMMERCIAL	1,058		Average	Average	1994	Office/Storage
R031328	7/19/2018	\$178,000	\$176,962	676	\$261.78	310 BELLEVIEW AVE	326520; BELLEVIEW PARK COMMERCIAL	676		Average	Average	2001	Office
R030236	2/14/2017	\$380,000	\$395,808	1,268	\$312.15	300 BELLEVIEW AVE	326525; LONE TREE COMMERCIAL	1,268		Average	Average	1997	Office/Garage
R030498	5/1/2017	\$375,000	\$387,461	1,091	\$355.14	423 BELLEVIEW AVE	326530; PHOENIX CONDOS	1,091		Average	Average	1992	Retail
R003416	10/21/2019	\$525,000	\$499,968	1,215	\$411.50	423 BELLEVIEW AVE	326530; PHOENIX CONDOS	1,215		Average	Average	1992	Retail
R042178	8/25/2015	\$105,000	\$114,641	288	\$398.06	427 BELLEVIEW AVE	326570: WEST ELK CENTER	288		Good	Average	2001	Office
R042172*	4/17/2017	\$300,000	\$310,806	715	\$434.69	427 BELLEVIEW AVE	326570: WEST ELK CENTER	715		Good	Average	2001	Office
* Sale includes R042173													
R073300	2/5/2020	\$567,070	\$533,704	1,101	\$484.74	430 BELLEVIEW AVE	326580: HORSESHOE BUILDING CONDOS	1,101		Good	Excellent	2018	Office
R073291*	2/28/2020	\$1,014,400	\$954,713	2,515	\$379.61	430 BELLEVIEW AVE	326580: HORSESHOE BUILDING CONDOS	2,515		Good	Excellent	2018	Office
* Sale includes R042173													

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ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE					
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTI ON QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R005254*	2/5/2016	\$276,500	\$297,260	2,512	\$118.34	701 GOTHIC RD	356130:THREE SEASONS	1,982	530 FINISHED BASEMENT	Average	Average	1979	Office/Storage
* Sale includes R005261													
R045238	1/4/2019	\$175,000	\$171,050	1,616	\$105.85	701 GOTHIC RD	356130:THREE SEASONS	1,616		Average	Average	1985	Fast Food-Storage-Office
R005744*	5/25/2017	\$346,000	\$357,498	2,232	\$160.17	35 EMMONS RD	356300: EVERGREEN CONDOS	2,232		Average	Average	1979	Retail
* Sale includes R005745													
R072591*	4/5/2019	\$220,000	\$213,193	1,362	\$156.53	241 GILLASPEY AVE	370200: TASSINONG CONDOS	1,362		Average	Average	2017	Office
* Sale includes R072592													
R072593	8/6/2019	\$303,500	\$290,723	1,961	\$148.25	241 GILLASPEY AVE	370200: TASSINONG CONDOS	1,961		Average	Average	2017	Retail - Storage
R042845	3/29/2018	\$96,000	\$96,512	459	\$210.27	524 RIVERLAND DR	370600: RIVERLAND PROFESSIONAL CENTER	459		Average	Average	2001	Retail
R042849	2/3/2020	\$186,000	\$175,056	550	\$318.28	524 RIVERLAND DR	370600: RIVERLAND PROFESSIONAL CENTER	550		Average	Average	2001	Health Club
R032024	11/1/2016	\$275,000	\$288,742	1,529	\$188.84	2 ANDREAS CIRCLE	370630; RIVERLAND ANDREAS CIRCLE CONDOS	1,529		Average	Average	1997	Workshop
R044617	7/6/2017	\$275,000	\$282,604	826	\$342.14	744 RIVERLAND DR	370665; SLATE RIVERSIDE CONDOS	826		Fair	Average	2006	Workshop
R072937	6/4/2019	\$550,000	\$529,914	2,527	\$209.70	110 ANDREAS CIRCLE	370690: EML & JML CONDOS	2,527		Fair	Average	1997	Workshop