

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

2021 GUNNISON COUNTY REAPPRAISAL COMMERCIAL VACANT LAND

ECONOMIC AREA 1 - CITY OF GUNNISON - VACANT SALES IN COMMERCIAL ZONING

COMMERCIAL ZONING - OFF HIGHWAY

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R072742	6/27/2018	\$75,000	\$84,000	9,100	\$9.23	3787-021-77-002	TRACT B HOFFMAN MINOR SUBDIVISION #654068
R031542	2/1/2018	\$170,000	\$193,800	15,000	\$12.92	3787-021-28-003	LOTS 23-26 BLK 7 RIO GRANDE ADDN #651604
R040192	10/11/2017	\$100,000	\$116,000	8,125	\$14.28	3787-021-13-007	LOTS 18 & 19 AND E/W ALLEY BLK 23 WEST GUNNISON #649688

COMMERCIAL ZONING - SERVICE ROAD ACCESS

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R071216*	4/6/2018	\$149,888	\$169,373	74,923	\$2.26	3701-362-32-004	LOTS 2 & 4 RE SUBDIVISION LOT 80 VANTUYL VILLAGE SUBD #652626
R044373**	11/15/2018	\$260,000	\$284,700	43,250	\$6.58	3701-362-24-002	LOTS 8B & 8C RESUBDIVISION OF LOT 8 GUNNISON CENTER PH 1C
R071763	7/31/2019	\$120,000	\$126,600	13,125	\$9.65	3787-021-75-002	TRACT B SALMON PROPERTY BOUNDARY LINE ADJUSTMENT
R071762	2/12/2018	\$122,000	\$139,080	13,125	\$10.60	3787-021-75-003	TRACT A SALMON PROPERTY BOUNDARY LINE ADJUSTMENT
R045070***	10/15/2019	\$600,000	\$624,000	54,206	\$11.51	3701-362-33-002	LOTS 83 & 84 VANTUYL VILLAGE SUBDIVISION
R071764	9/10/2019	\$130,000	\$135,850	11,227	\$12.10	3787-021-75-001	TRACT C SALMON PROPERTY BOUNDARY LINE ADJUSTMENT
R032245	7/19/2019	\$2,685,000	\$2,832,675	184,554	\$15.35	3701-362-11-003	LOTS 9 & 10 GUNNISON CENTER PHASE 1-C

* also includes R071218

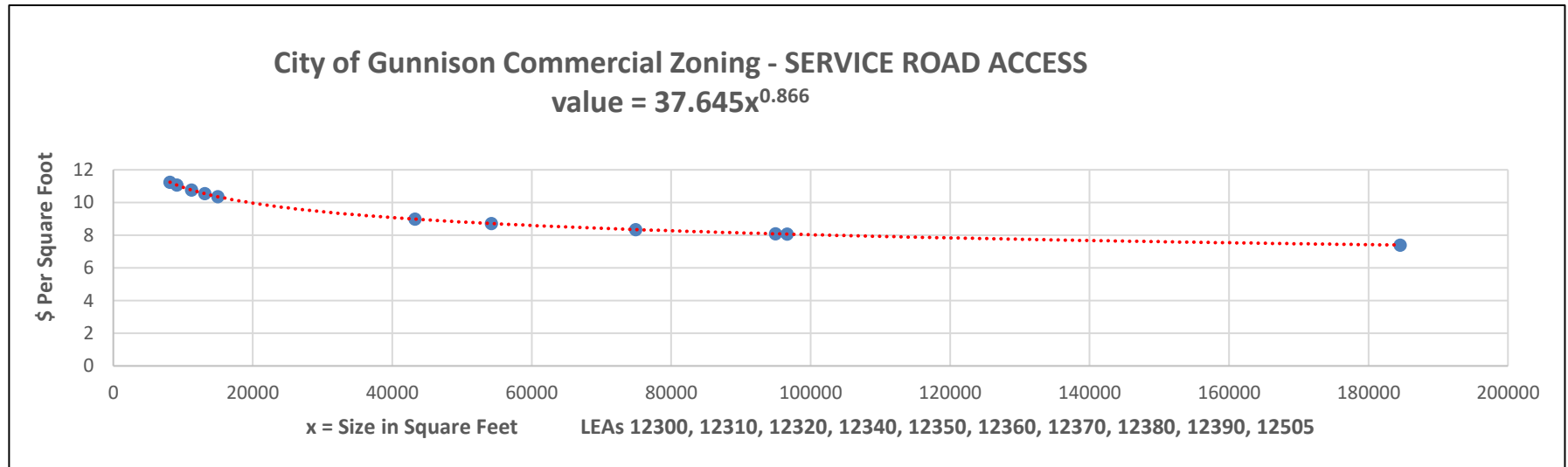
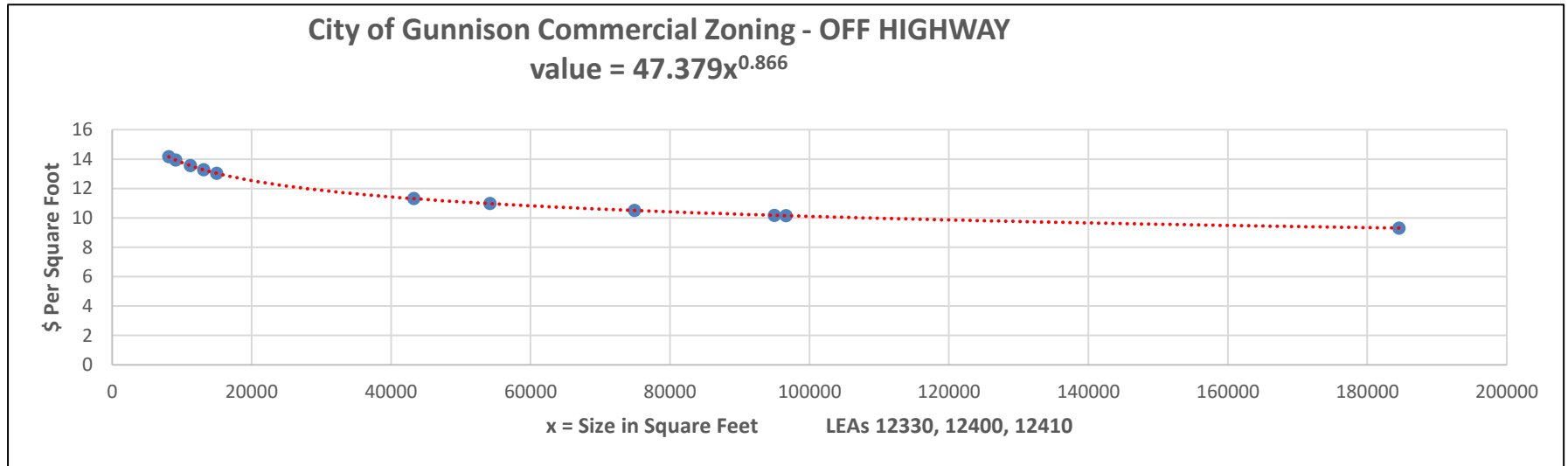
** also includes R044374

*** also includes R045071

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The sales listed on the previous page were analyzed together with the following results based on location.



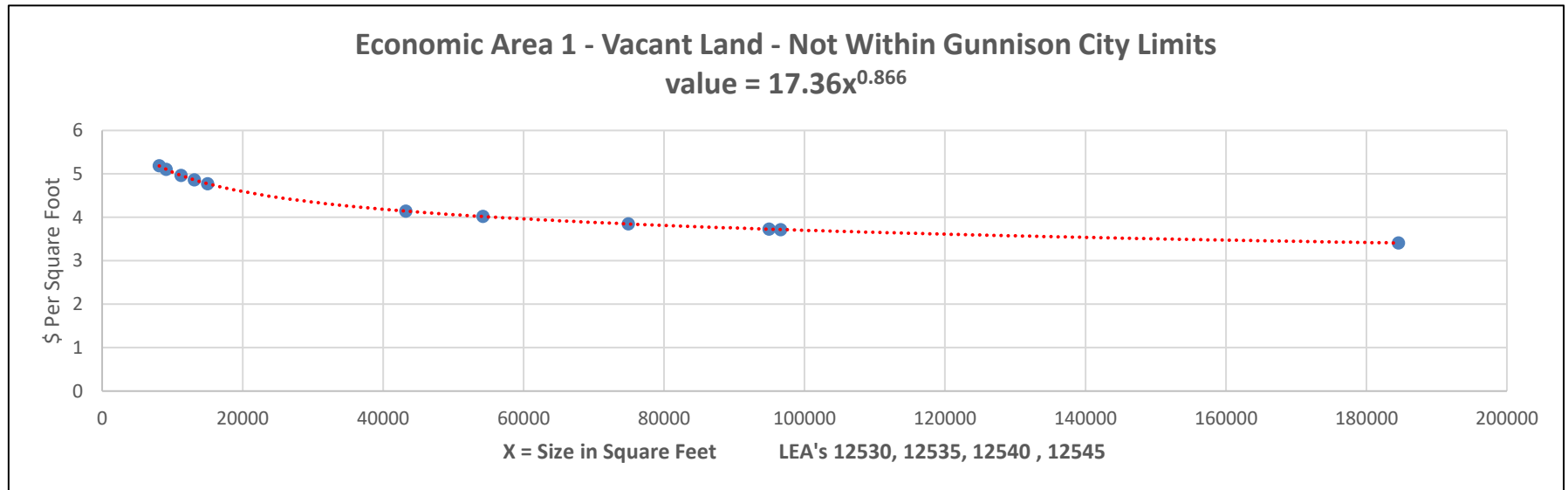
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2021 GUNNISON COUNTY REAPPRAISAL COMMERCIAL VACANT LAND

ECONOMIC AREA 1 - VACANT COMMERCIAL SALES OUTSIDE THE GUNNISON CITY LIMITS

The following additional vacant land sales with commercial designations were blended with the prior set of sales to develop a value for commercial land outside Gunnison city limits.

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R072252	9/17/2018	\$323,663	\$357,648	96,616	\$3.70	3789-030-04-006	LOT 5 VISTA BUSINESS CENTER
R031388	7/6/2018	\$319,000	\$355,685	94,961	\$3.75	3787-100-18-005	PARCELS 2 & 3 DOS RIOS MOTOR HOTEL SUBD #654283 #655265



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

2021 GUNNISON COUNTY REAPPRAISAL COMMERCIAL VACANT LAND

ECONOMIC AREA 2 - TOWN OF CRESTED BUTTE - VACANT SALES IN COMMERCIAL ZONING

C - COMMERCIAL ZONING						\$67.85 PER SQUARE FOOT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R072730	3/21/2018	\$200,000	\$212,000	3,125	\$67.84	3255-031-82-037	LOT 24 BLK 38 CRESTED BUTTE #652428

COMPARABLE ZONING DISTRICTS:
T - TOURIST & B3 - BUSINESS/HISTORIC RESIDENTIAL

B1 - BUSINESS CORE ZONING						\$151.35 PER SQUARE FOOT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R003346	11/30/2015	\$837,300	\$1,064,125	7,031	\$151.35	3255-031-77-009	LOTS 17, 18 & THE NORTH 6.25 FT OF LOT 19, BLOCK 27, CRESTED BUTTE

B2 - BUSINESS/HIGHWAY RELATED						\$65.70 PER SQUARE FOOT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R071782	9/10/2018	\$585,000	\$615,713	9,375	\$65.68	3255-031-81-018	TRACT 2 ANTHRACITE PLACE SUBD

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

2021 GUNNISON COUNTY REAPPRAISAL COMMERCIAL VACANT LAND

ECONOMIC AREA 6 - UPPER EAST RIVER VALLEY - VACANT SALES IN COMMERCIAL ZONING

60160 & 60170 & 60180 & 60200 - MT CB COMMERCIAL \$16.41 PER SQ FT

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ. FT.	PARCEL NUMBER	LEGAL
R072849*	8/16/2018	\$1,050,000	\$1,176,000	71,670	\$16.41	3177-234-18-020*	LOTS ROS-1 & NI-2 OF AMENDED LOT LINE VACATION, BLA & PUD FINAL PLAT

* Sale also includes R072851

61490 - SKYLAND GOLF COURSE \$20,700 PER ACRE

COMPED TO 60010 - ECON 6 MEADOW TREE UPPER @ 42.43 ACRES

61840 - CB SOUTH COMMERCIAL \$201,600 PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R015194*	11/2/2017	\$57,000	\$68,053	1	\$68,053	3257-272-02-067	LOT 43, BLOCK 4 CRESTED BUTTE SOUTH FILING 2
R015200*	1/11/2019	\$72,000	\$80,640	1	\$80,640	3257-272-02-072	LOT 46, BLOCK 4, CRESTED BUTTE SOUTH FILING 2
R015235	9/10/2019	\$190,000	\$207,100	1	\$207,100	3257-272-04-038	LOT 25, BLOCK 5, CRESTED BUTTE SOUTH FILING 2

* Lots are located on moderate and/or steep sloping terrain

61850 - CRESTED BUTTE SOUTH BLOCK 6 COMMERCIAL \$418,900 PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R073095	3/13/2019	\$374,000	\$418,880	1	\$418,880	3257-272-55-002	LOT 1 CB SOUTH BLOCK 6 SUBDIVISION ONE

61860 - PIONEER PLAZA \$140,000 PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043495	4/6/2018	\$97,291	\$110,927	1	\$110,927	3257-272-40-010	UNIT 10 PIONEER PLAZA COMMERCIAL TOWNHOMES
R043493	1/2/2019	\$127,500	\$142,800	1	\$142,800	3257-272-40-008	UNIT 8 PIONEER PLAZA COMMERCIAL TOWNHOMES
R043494	1/2/2019	\$125,000	\$140,000	1	\$140,000	3257-272-40-009	UNIT 9 PIONEER PLAZA COMMERCIAL TOWNHOMES

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61870 - AVION CLUB COMMERCIAL LOTS							\$85,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R031091	10/24/2018	\$76,300	\$85,456	1	\$85,456	3257-070-02-012	LOT C-3, BUCKHORN RANCH SUBDIVISION

61880 - RIVERLAND							\$486,700 BASE VALUE PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TASP	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL
R071996	9/13/2017	\$400,000	\$486,707	1	\$486,707	3255-120-18-023	LOT 19 RIVERLAND INDUSTRIAL PARK II

61885 - WHETSTONE INDUSTRIAL PARK PLAT							\$588,000 BASE VALUE PER UNIT
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TASP	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL
R072814*	11/19/2018	\$1,108,800	\$1,241,856	2	\$620,928	3257-180-02-009	LOTS 5 & 6 WHETSTONE INDUSTRIAL PARK PLAT
R072826	12/11/2018	\$450,000	\$504,000	1	\$504,000	3255-130-05-004	LOT 17 WHETSTONE INDUSTRIAL PARK PLAT
R072810**	1/7/2019	\$1,900,000	\$2,128,000	4	\$532,000	3257-180-02-003	LOTS 1, 2, 3, 4 WHETSTONE INDUSTRIAL PARK PLAT
R072816	1/15/2019	\$525,000	\$588,000	1	\$588,000	3257-180-02-011	LOT 7 WHETSTONE INDUSTRIAL PARK PLAT
R072821	4/10/2020	\$600,000	\$612,000	1	\$612,000	3257-180-02-016	LOT 12 WHETSTONE INDUSTRIAL PARK PLAT

* Sale also includes R072815

** Sale also includes R072811, R072812, and R072813

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ECONOMIC AREA 8 - RURAL COUNTY - VACANT SALES IN COMMERCIAL ZONING

81970 - ARROWHEAD COMMERCIAL						\$3.50 PER SQ FT	
ACCOUNT NUMBER	SALE DATE	25% OF ADJUSTED SALE PRICE	25% OF TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R017226	7/6/2020*	\$22,500	\$22,500	6,487	\$3.47	4049-060-05-014	LOTS 1 & 2, ARROWHEAD COMMERCIAL AREA SUBDIVISION

- * Sale was contracted April 23, 2020
- * The \$90,000 adjusted sale price was not time adjusted.
- * The Land to Building ratio in this area was analyzed at 1:3 (25% Land to 75% Building)