

SALES STUDY PERIOD  
 JULY 1, 2018 - JUNE 30, 2020

**2021 REAPPRAISAL  
 ECONOMIC AREA 1:  
 GUNNISON CONDOMINIUMS**

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
<b>7TH STREET CONDOMINIUMS - 120 - 160 S 7TH ST</b>													
<a href="#">R042381</a>	-	7/31/2019	\$265,000	\$279,575	1471	\$190	-	336	Average	Average	Average	Average	2003
<b>ASPEN CONDOMINIUMS - 304 N 9TH ST &amp; 306 N 9TH ST</b>													
<a href="#">R001358</a>	6B	6/2/2020	\$135,000	\$135,000	860	\$157	-	-	Average	Fair	Average	Fair	1982
<b>AUTUMN OAKS CONDOMINIUMS - 215 S 12TH ST</b>													
<a href="#">R024545</a>	2	9/18/2019	\$466,000	\$466,000	1082	\$431	-	200	Average	Fair	Average	Fair	1982
<a href="#">R024544</a>	1	9/18/2019	\$466,000	\$466,000	1082	\$431	-	200	Average	Fair	Average	Fair	1982
<b>BACK NINE CONDOMINIUMS - 14, 15, 16, 19 &amp; 21 WILDGOOSE LN</b>													
<a href="#">R045091</a>	A	7/27/2019	\$730,000	\$770,150	3466	\$222	-	477	Good	Good	Good	Good	2007
<a href="#">R073065</a>	-	5/9/2019	\$520,537	\$563,429	1659	\$340	-	508	Excellent	Very Good	Excellent	Good	2017
<a href="#">R073066</a>	-	5/14/2019	\$552,800	\$598,351	1634	\$366	-	508	Excellent	Very Good	Excellent	Good	2017
<b>CEDAR TERRACE CONDOMINIUMS - 440 N 11TH ST</b>													
<a href="#">R001435</a>	-	8/27/2018	\$148,500	\$179,076	881	\$203	-	-	Below Average	Fair	Average	Fair	1982
<b>COTTONWOOD CONDOMINIUMS - 1202 W NEW YORK AVE</b>													
<a href="#">R002416</a>	3	5/9/2019	\$237,000	\$256,529	534	\$291	534	352	Average	Average	Average	Average	1981
<b>DOS RIOS CONDOMINIUMS - 113/115/117 SHAVANO DR</b>													
<a href="#">R010840</a>	207-B	7/29/2019	\$135,000	\$142,425	856	\$166	-	-	Average	Fair	Average	Fair	1978
<a href="#">R010850</a>	106-B	4/17/2020	\$117,550	\$118,726	678	\$175	-	-	Average	Fair	Average	Fair	1978
<a href="#">R010856</a>	206-B	7/16/2019	\$150,000	\$158,250	855	\$185	-	-	Average	Fair Plus	Average	Fair	1978
<a href="#">R010846</a>	101-A	8/14/2018	\$124,000	\$149,532	679	\$220	-	-	Good	Average	Average	Average	1978
<a href="#">R010841</a>	205-B	5/1/2019	\$142,500	\$154,246	678	\$228	-	-	Average	Average	Average	Fair	1978

SALES STUDY PERIOD  
JULY 1, 2018 - JUNE 30, 2020

## 2021 REAPPRAISAL ECONOMIC AREA 1: GUNNISON CONDOMINIUMS

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
<b>FAIRWAY CONDOMINIUMS - 101/103/107/109/111 SHAVANO DR</b>													
<a href="#">R010828</a>	C1	7/26/2019	\$180,000	\$189,900	1344	\$141	-	320	Average	Fair Plus	Average	Average	1981
<a href="#">R010807</a>	B3	6/26/2020	\$214,000	\$214,000	1326	\$161	-	320	Good	Fair Plus	Average	Average	1995
<a href="#">R010811</a>	A2	4/16/2019	\$229,000	\$251,007	1338	\$188	-	320	Average	Fair Plus	Average	Average	1980
<a href="#">R010814</a>	A6	11/27/2018	\$220,000	\$256,234	1338	\$192	-	320	Average	Fair Plus	Average	Average	1980

<b>GOLD BASIN CONDOMINIUMS - 622/624 S PINE ST &amp; 203/207/215/225 W RIO GRANDE AVE</b>													
<a href="#">R002143</a>	7	5/30/2019	\$159,000	\$172,102	912	\$143	449	-	Average	Fair	Average	Fair	1981
<a href="#">R002156</a>	14	3/4/2020	\$172,000	\$174,580	912	\$145	449	-	Average	Fair	Average	Fair	1982
<a href="#">R002141</a>	4	3/31/2020	\$170,000	\$172,550	899	\$145	444	-	Average	Fair	Average	Fair	1979

<b>GUNNISON RIVER RETIREMENT COMMUNITY CONDOS (ALL PHASES) - 1200 US HIGHWAY 50</b>													
<a href="#">R026304</a>	G2	8/29/2018	\$125,000	\$150,738	751	\$201	-	-	Average	Fair	Average	Fair	1989
<a href="#">R026302</a>	A9	2/22/2019	\$145,000	\$162,922	534	\$305	-	-	Average	Fair Plus	Average	Fair	1989
<a href="#">R026289</a>	A3	10/31/2018	\$142,500	\$167,922	534	\$314	-	-	Average	Average	Average	Fair	1991

<b>HEATHERWOOD VILLA CONDOS - 108/114/165/169 CAMINO DEL RIO</b>													
<a href="#">R010789</a>	26	8/6/2018	\$275,000	\$331,623	2022	\$164	-	445	Average	Average	Average	Average	1980
<a href="#">R010785</a>	22	6/19/2019	\$275,000	\$293,893	1634	\$180	-	447	Average		Average	Average	1977
<a href="#">R010866</a>	6	10/23/2018	\$295,000	\$347,628	1561	\$223	-	443	Average	Average	Average	Average	1974
<a href="#">R010861</a>	1	10/25/2019	\$292,000	\$303,680	1248	\$243	-	443	Average	Average	Average	Average	1979

<b>LAKESIDE TOWNHOMES - 37480 US HIGHWAY 50</b>													
<a href="#">R031864</a>	4	10/31/2018	\$290,000	\$341,736	2089	\$164	-	550	Average	Fair	Average	Average	1995
<a href="#">R031765</a>	2	8/8/2018	\$285,500	\$344,284	2089	\$165	-	550	Average	Average	Average	Average	1995

<b>PINE GROVE PATIO HOMES - 102/106 SHAVANO DR</b>													
<a href="#">R031888</a>	-	8/1/2018	\$280,000	\$337,652	1383	\$244	-	491	Average	Fair	Average	Fair Plus	1995
<a href="#">R032714</a>	-	9/5/2019	\$295,000	\$308,275	1131	\$273	-	447	Average	Average	Average	Fair Plus	1997

SALES STUDY PERIOD  
 JULY 1, 2018 - JUNE 30, 2020

**2021 REAPPRAISAL  
 ECONOMIC AREA 1:  
 GUNNISON CONDOMINIUMS**

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
<b>QUE QUA CONDOMINIUMS - 502 CURECANTI DR</b>													
<a href="#">R010881</a>	7	8/2/2019	\$360,000	\$378,000	1650	\$229	-	220	Average	Average	Average	Average	1986

<b>SUNSHINE CONDOMINIUMS - 1005 W DENVER AVE</b>													
<a href="#">R001421</a>	F-2	8/30/2019	\$155,000	\$162,750	952	\$171	-	-	Average	Fair	Average	Fair	1981
<a href="#">R001417</a>	D-4	12/31/2018	\$150,000	\$172,650	948	\$182	-	-	Below Average	Fair	Average	Fair	1981
<a href="#">R001407</a>	A-4	10/1/2019	\$180,000	\$187,200	960	\$195	-	-	Average	Fair	Average	Fair	1981
<a href="#">R001419</a>	E-2	7/9/2019	\$197,000	\$207,835	948	\$219	-	-	Average	Average	Average	Fair	1981

<b>TOMICHI CONDOMINIUMS - 18 WILD GOOSE LN</b>													
<a href="#">R070973</a>	-	12/18/2018	\$341,500	\$393,067	1734	\$227	-	578	Good	Good	Average	Good	1982

<b>WATER WHEEL CONDOS - 144 CURECANTI DR</b>													
<a href="#">R017517</a>	3	12/18/2018	\$160,000	\$184,160	856	\$215	-	-	Average	Fair	Average	Fair	1979
<a href="#">R017529</a>	16	9/28/2019	\$179,000	\$187,055	856	\$219	-	-	Average	Fair	Average	Fair	1979
<a href="#">R017523</a>	9	7/25/2018	\$157,000	\$191,477	856	\$224	-	-	Average	Fair	Average	Fair	1979

<b>WEST VIRGINIA CONDOMINIUMS - W VIRGINIA &amp; 7TH ST</b>													
<a href="#">R044619</a>	1	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002
<a href="#">R044622</a>	4	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002
<a href="#">R044620</a>	2	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002
<a href="#">R044621</a>	3	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002

<b>WESTHAVEN CONDOMINIUMS (ALL PHASES) - 288/294/302/304/314 S 5TH ST</b>													
<a href="#">R031550</a>	-	9/13/201	\$231,750	\$276,292	1438	\$192	-	240	Average	Average	Average	Fair	1994

<b>WHETSTONE CONDOMINIUMS - 612 N PINE ST</b>													
<a href="#">R041587</a>	A	9/14/2020	\$309,000	\$309,000	1194	\$259	-	-	Average	Fair	Average	Fair	1964

SALES STUDY PERIOD  
 JULY 1, 2018 - JUNE 30, 2020

**2021 REAPPRAISAL  
 ECONOMIC AREA 1:  
 GUNNISON CONDOMINIUMS**

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
<b>WILDWOOD TOWNHOMES (ALL PHASES) - 1310/1314 W TOMICHI AVE &amp; 103/106/113/115 WILDROSE LN &amp; 100/102/107/109/111 WILDRIVER LN</b>													
<a href="#">R043921</a>	P8-5	10/8/2018	\$232,000	\$273,389	1371	\$199	-	-	Average	Average	Average	Average	2006
<a href="#">R042272</a>	3	10/17/2019	\$250,000	\$260,000	1277	\$204	-	-	Average	Fair	Average	Fair	2003
<a href="#">R042836</a>	P4-1	2/28/2019	\$235,000	\$264,046	1277	\$207	-	-	Average	Average	Average	Fair	2004
<a href="#">R042266</a>	6A	9/12/2018	\$59,000	\$70,340	337	\$209	-	-	Average	Fair	Average	Fair	1980
<a href="#">R042264</a>	4A	9/12/2018	\$60,000	\$71,532	336	\$213	-	-	Average	Fair Plus	Average	Fair	1980
<a href="#">R042262</a>	2A	6/28/2019	\$74,000	\$79,084	336	\$235	-	-	Average	Fair	Average	Fair	1980
<a href="#">R042273</a>	2	6/11/2020	\$340,000	\$340,000	1423	\$239	-	-	Average	Average	Average	Average	2003
<a href="#">R043589</a>	P7-2	2/11/2020	\$315,000	\$321,300	1292	\$249	-	-	Average	Average	Average	Average	2005
<a href="#">R042260</a>	19A	9/7/2018	\$140,000	\$166,908	612	\$273	-	-	Average	Fair	Average	Fair	1993
<a href="#">R042448</a>	17D	7/24/2019	\$95,000	\$100,225	337	\$297	-	-	Average	Fair	Average	Fair	1980
<a href="#">R043590</a>	P7-3	10/25/2018	\$229,000	\$269,854	770	\$350	-	253	Average	Average	Average	Average	2005

<b>WILLOWS CONDOMINIUMS - 212 11TH ST</b>													
<a href="#">R002338</a>	206	3/20/2019	\$130,000	\$144,287	861	\$168	-	-	Average	Fair	Average	Fair	1979
<a href="#">R002331</a>	108	5/2/2019	\$138,000	\$149,371	861	\$173	-	-	Average	Fair	Average	Fair	1979