

SALES STUDY PERIOD:
JULY 1, 2019 - JUNE 30, 2022

**2023 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

COTTONWOOD MEADOWS SUBDIVISION AFFECTED: 11350							\$293,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042811	8/26/2021	\$189,000	\$292,950	1	\$292,950	3701-240-12-005	LOT SF5, COTTONWOOD MEADOWS SUBDIVISION

DOS RIOS SUBDIVISION MEADOW/TREES: 11540							\$320,400 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R071246	6/9/2020	\$150,000	\$298,500	1	\$298,500	3787-100-01-086	LOT 29, DOS RIOS SUBDIVISION, UNIT NO. 1
R010690	10/6/2020	\$172,000	\$342,280	1	\$342,280	3787-100-04-027	LOT 13A, DOS RIOS SUBDIVISION, UNIT NO. 2

DOS RIOS SUBDIVISION ON GOLF COURSE: 11550							\$212,400 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010774	9/10/2021	\$135,000	\$201,825	1	\$201,825	3787-100-07-032	LOT 44, DOS RIOS SUBDIVISION, UNIT NO. 3
R010734	5/24/2021	\$130,000	\$222,950	1	\$222,950	3787-100-06-044	LOT 77, DOS RIOS SUBDIVISION, UNIT NO. 3

DOS RIOS SUBDIVISION OFF GOLF COURSE: 11560							\$167,800 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010766	7/24/2019	\$70,000	\$146,965	1	\$146,965	3787-100-07-024	LOT 55, DOS RIOS SUBDIVISION, UNIT NO. 3
R073423	4/1/2022	\$173,000	\$188,700	1	\$188,700	3787-100-01-091	LOT 26, DOS RIOS SUBDIVISION, UNIT NO. 1

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EAGLE RIDGE RANCH SUBDIVISION: 11640							\$288,800 PER SITE *
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R031210	9/17/2021	\$699,000	\$1,045,005	1	\$1,045,005	3787-100-34-013	HOMESTEAD 4, EAGLE RIDGE RANCH SUBDIVISION
R031219	8/13/2021	\$875,000	\$1,356,250	1	\$1,356,250	3515-000-03-006	HOMESTEAD 13, EAGLE RIDGE RANCH SUBDIVISION

* value represents residential building site only

GUNNISON RIVERBANKS RANCH SUBDIVISION: 11760							\$1,038,300 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042921	6/10/2022	\$760,000	\$760,000	1	\$760,000	3699-040-01-002	LOT 7, GUNNISON RIVERBANKS RANCH SUBDIVISION
R042956	9/22/2021	\$690,000	\$1,031,550	1	\$1,031,550	3699-040-01-009	LOT 4, GUNNISON RIVERBANKS RANCH SUBDIVISION
R042957	9/29/2021	\$699,000	\$1,045,005	1	\$1,045,005	3699-040-01-010	LOT 18, GUNNISON RIVERBANKS RANCH SUBDIVISION
R042950	4/23/2022	\$941,500	\$1,045,065	1	\$1,045,065	3699-040-01-003	LOT 14, GUNNISON RIVERBANKS RANCH SUBDIVISION

LOST MINER SUBDIVISION NORTH SIDE: 11740							\$122,400 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032759	12/2/2021	\$92,000	\$122,360	1	\$122,360	3789-120-03-002	LOT 7, LOST MINER RANCH

LOST MINER SUBDIVISION SOUTH SIDE: 11750							\$189,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032768	10/12/2020	\$95,000	\$189,050	1	\$189,050	3789-110-02-006	LOT 16, LOST MINER RANCH

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MEADOW VISTA SOUTH SUBDIVISION: 10580							\$144,300 PER SITE
TERRA VISTA SUBDIVISION: 10585							
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R073331	6/5/2020	\$70,000	\$139,300	1	\$139,300	3787-022-43-031	LOT 17, MEADOW VISTA SOUTH SUBDIVISION
R073330	11/16/2020	\$75,000	\$149,250	1	\$149,250	3787-022-43-030	LOT 16, MEADOW VISTA SOUTH SUBDIVISION

MEADOWS VILLAGE SUBDIVISION: 10560							\$213,700 PER SITE
COMPARABLE TO VANTUYL VILLAGE SUBDIVISION: R1M 10510 WITH AN ADJUSTMENT FOR SIZE							

MOUNTAINEER TOWNHOMES: 10550							\$145,700 PER SITE
COMPARABLE TO VANTUYL VILLAGE SUBDIVISION: R1M 10510 WITH AN ADJUSTMENT FOR SIZE							

NORTH VALLEY SUBDIVISION > 10 ACRES: 10750							\$149,300 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R017156	9/8/2020	\$75,000	\$149,250	1	\$149,250	3699-202-01-027	LOT 38, NORTH VALLEY SUBDIVISION

NORTH VALLEY SUBDIVISION <= 1 ACRE: 10760							\$87,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R017154	9/3/2021	\$52,500	\$78,488	1	\$78,488	3699-202-01-019	LOT 34, NORTH VALLEY SUBDIVISION
R017151	12/8/2021	\$72,000	\$95,760	1	\$95,760	3699-202-01-026	LOTS 30 & 31, NORTH VALLEY SUBDIVISION

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PARK MEADOWS SUBDIVISION: 10540							LEGAL
\$113,000 PER UNIT							
SUN SPOT SUBDIVISION: 10630							LEGAL
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	TASP PER UNIT	PARCEL NUMBER	
R032493	2/18/2020	\$50,000	\$101,490	1	\$101,490	3701-362-16-002	UNIT 11, PARK MEADOWS SUBDIVISION
R040502	6/11/2021	\$75,000	\$124,500	1	\$124,500	3701-362-16-009	UNIT 9, PARK MEADOWS SUBDIVISION

RAINBOW MEADOWS ESTATES SUBDIVISION: 10590							LEGAL
\$155,400 PER SITE							
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R042429	7/29/2019	\$70,000	\$146,965	1	\$146,965	3701-353-53-002	LOT 13, RAINBOW MEADOWS ESTATES, FILING 2
R042418	1/12/2021	\$84,600	\$163,740	1	\$163,740	3701-353-51-003	LOT 9, RAINBOW MEADOWS ESTATES, FILING 2

RIVERWALK ESTATES SUBDIVISION MEADOW: 11720							LEGAL
\$199,200 PER SITE							
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	
R043418 , R043419 , R043420	11/17/2020	\$210,000	\$417,900	3	\$139,300	3701-240-13-024, 3701-240-13-025 & 3701-240-13-026	LOT 24-26, RIVERWALK ESTATES SUBDIVISION
R043416	12/19/2019	\$78,000	\$159,877	1	\$159,877	3701-240-13-022	LOT 22, RIVERWALK ESTATES SUBDIVISION
R043424	12/15/2020	\$87,500	\$174,125	1	\$174,125	3701-240-13-030	LOT 30, RIVERWALK ESTATES SUBDIVISION
R043421	1/4/2021	\$89,000	\$172,215	1	\$172,215	3701-240-13-027	LOT 27, RIVERWALK ESTATES SUBDIVISION
R043431	2/5/2021	\$100,000	\$188,000	1	\$188,000	3701-240-13-037	LOT A, RIVERWALK ESTATES SUBDIVISION
R043422	6/15/2021	\$120,000	\$199,200	1	\$199,200	3701-240-13-028	LOT 28, RIVERWALK ESTATES SUBDIVISION
R043410	10/23/2020	\$110,000	\$218,900	1	\$218,900	3701-240-13-016	LOT 16, RIVERWALK ESTATES SUBDIVISION
R043432	11/13/2020	\$115,000	\$228,850	1	\$228,850	3701-240-13-038	LOT B, RIVERWALK ESTATES SUBDIVISION
R043430	10/21/2020	\$125,000	\$248,750	1	\$248,750	3701-240-13-036	LOT 36, RIVERWALK ESTATES SUBDIVISION
R043426	10/19/2021	\$185,000	\$266,400	1	\$266,400	3701-240-13-032	LOT 32, RIVERWALK ESTATES SUBDIVISION

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R072621	5/18/2020	\$170,000	\$340,000	1	\$340,000	3701-240-13-054	LOT 38, RIVERWALK ESTATES SUBDIVISION
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RIVERWALK ESTATES SUBDIVISION RIVER: 11730							\$410,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043395	9/25/2020	\$142,500	\$283,575	1	\$283,575	3701-240-13-001	LOT 1, RIVERWALK ESTATES
R043396	10/28/2020	\$145,000	\$288,550	1	\$288,550	3701-240-13-002	LOT 2 RIVERWALK ESTATES
R043399	10/29/2020	\$260,000	\$517,400	1	\$517,400	3701-240-13-005	LOT 5 RIVERWALK ESTATES
R043407 R043408	8/6/2021	\$675,000	\$1,046,250	2	\$523,125	3701-240-13-013 & 3701-240-13-014	LOTS 13 &14, RIVERWALK ESTATES

ROCKEY RIVER ESTATES SUBDIVISION MEADOW: 11390							\$249,800 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R007063 R007064	4/15/2022	\$450,000	\$499,500	2	\$249,750	3699-080-01-014 & 3699-080-01-015	LOTS 14 & 15, ROCKEY RIVER ESTATES SUBDIVISION

THORNTON MEADOWS SUBDIVISION: 11220							\$127,600 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045059	2/10/2022	\$146,500	\$178,730	1	\$178,730	3701-130-15-001	LOT 15, THORNTON MEADOWS SUBDIVISION

UPWARD ADJUSTMENT IN THIS LEA FOR WATER INFLUENCE
DOWNWARD ADJUSTMENT IN THIS LEA FOR UNDER SIZED LOT

VANTUYL VILLAGE SUBDIVISION R1M: 10510							\$194,300 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044181	4/7/2022	\$175,000	\$194,250	1	\$194,250	3701-362-25-002	LOT 2, VANTUYL VILLAGE SUBDIVISION

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ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

VANTUYL VILLAGE SUBDIVISION R2M: 10520							\$248,800 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044220	7/14/2020	\$125,000	\$248,750	1	\$248,750	3701-362-26-022	LOT 41, VANTUYL VILLAGE SUBDIVISION

VANTUYL VILLAGE SUBDIVISION R3 TOWNHOMES: 10530							\$77,700 PER UNIT
COMPARABLE TO VANTUYL VILLAGE SUBDIVISION: R1M 10510 WITH AN ADJUSTMENT FOR SIZE							

W MOUNTAIN RANCH SUBDIVISION: 10610 & 10620							\$213,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R072464	4/14/2020	\$105,000	\$211,040	1	\$211,040	3787-012-45-010	LOT 35, W MOUNTAIN RANCH SUBDIVISION
R040749	2/28/2020	\$105,000	\$213,129	1	\$213,129	3787-012-44-010	LOT 31, W MOUNTAIN RANCH SUBDIVISION
R040742	9/2/2020	\$108,000	\$214,920	1	\$214,920	3787-012-44-003	LOT 20, W MOUNTAIN RANCH SUBDIVISION

UPWARD ADJUSTMENT IN THESE LEAs FOR LOCATION ADJACENT TO COMMON GROUND