

SALES STUDY PERIOD:
JULY 1, 2007 - JUNE 30, 2012

**2013 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
VALUES BY LEA**

2023 REAPPRAISAL ECONOMIC AREA 1 VACANT LAND VALUES			
LEA DESCRIPTION	LEA	VALUE	VALUE SOURCE
ABRIL MEADOWS SUBDIVISION	11100	\$208,200 PER SITE	Land Study - MEADOW/TREE
ANTELOPE HILLS MOBILE HOME SUBDIVISION	10680	\$90,600 PER SITE	Land Study - SAGE
ANTELOPE HILLS SUBDIVISION I	10690	\$117,200 PER SITE	Land Study - SAGE
ANTELOPE HILLS SUBDIVISION II	10700	\$137,000 PER SITE	Land Study - SAGE
CLINE'S HOME SITES SUBDIVISION	11320	\$274,500 PER SITE	Land Study - RIVER
COLUMBINE MEADOWS	11415	\$178,300 PER SITE	Land Study - MEADOW/TREE
COTTONWOOD HOLLOW SUBDIVISION	11170	\$138,700 PER SITE	Land Study - MEADOW/TREE
COTTONWOOD MEADOWS SUBDIVISION RIVER	11340	\$311,900 PER SITE	Land Study - RIVER
COTTONWOOD MEADOWS SUBDIVISION AFFECTED	11350	\$293,000 PER SITE	Subdivision Sales
COTTONWOOD MEADOWS SUBDIVISION OFF RIVER	11360	\$212,100 PER SITE	Land Study - MEADOW/TREE
CRANOR ACRES SUBDIVISION <= 5 ACRES	10890	\$185,900 PER SITE	Land Study - SAGE
CRANOR ACRES SUBDIVISION 5-10 ACRES	10900	\$196,500 PER SITE	Land Study - SAGE
CRANOR ACRES SUBDIVISION > 10 ACRES	10910	\$237,200 PER SITE	Land Study - SAGE
CURECANTI TOWNHOMES	10800	\$109,100 PER SITE	Land Study - MEADOW/TREE
DOS AMIGOS HOMESITES SUBDIVISION	11610	\$203,300 PER SITE	Land Study - DOS RIOS
DOS RIOS SUBDIVISION MEADOW/TREES	11540	\$320,400 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION ON GOLF COURSE	11550	\$212,400 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION OFF GOLF COURSE	11560	\$167,800 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION ON RIVER	11570	\$527,000 PER SITE	Land Study - DOS RIOS
DOS RIOS SUBDIVISION ON RIVER, LARGE LOTS	11580	\$591,300 PER SITE	Land Study - DOS RIOS
DOS RIOS ISLAND PROPERTIES SUBDIVISION	11590	\$542,800 PER SITE	Land Study - DOS RIOS
DOS RIOS ISLAND PROPERTIES SUBDIVISION DUPLEX	11600	\$494,100 PER SITE	Land Study - DOS RIOS
EAGLE RIDGE RANCH SUBDIVISION	11640	\$1,200,600 PER SITE	Subdivision Sales
ELK RIVER RANCH SUBDIVISION	11770	\$439,100 PER SITE	Land Study - MEADOW/TREE

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FAIRVIEW SUBDIVISION	11050	\$204,300 PER SITE	Land Study - MEADOW/TREE
FAIRVIEW SOUTH SUBDIVISION	11055	\$235,400 PER SITE	Land Study - MEADOW/TREE
FENSKE SUBDIVISION SAGE	10840	\$168,100 PER SITE	Land Study - SAGE
FENSKE SUBDIVISION LARGE MEADOW	10850	\$320,800 PER SITE	Land Study - MEADOW/TREE
FOX MEADOWS SUBDIVISION < 4 ACRES	11680	\$273,800 PER SITE	Land Study - MEADOW/TREE
FOX MEADOWS SUBDIVISION > 4 ACRES	11690	\$281,700 PER SITE	Land Study - MEADOW/TREE
GLATIOTIS SUBDIVISION	10970	\$222,900 PER SITE	Land Study - MEADOW/TREE
GLAZE SUBDIVISION	10880	\$235,300 PER SITE	Land Study - SAGE
THE GLEN SUBDIVISION	11325	\$232,300 PER SITE	Land Study - MEADOW/TREE
GUNNISON HEIGHTS SUBDIVISION <= 2 ACRES	10810	\$142,700 PER SITE	Land Study - SAGE
GUNNISON HEIGHTS SUBDIVISION > 2 ACRES	10820	\$160,000 PER SITE	Land Study - SAGE
GUNNISON ISLAND ACRES SUBDIVISION ON RIVER	11405	\$226,800 PER SITE	Land Study - RIVER
GUNNISON ISLAND ACRES SUBDIVISION OFF RIVER	11410	\$185,600 PER SITE	Land Study - MEADOW/TREE
GUNNISON RAINBOW ACRES SUBDIVISION SAGE	11060	\$128,700 PER SITE	Land Study - SAGE
GUNNISON RAINBOW ACRES SUBDIVISION WATER INFLUENCE	11070	\$195,300 PER SITE	Land Study - MEADOW/TREE
GUNNISON RIVER SUBDIVISION MEADOW <= 2 ACRES	11490	\$214,400 PER SITE	Land Study - MEADOW/TREE
GUNNISON RIVER SUBDIVISION MEADOW > 2 ACRES	11500	\$244,400 PER SITE	Land Study - MEADOW/TREE
GUNNISON RIVER SUBDIVISION RIVER/STREAM <= 2 ACRES	11510	\$317,500 PER SITE	Land Study - RIVER
GUNNISON RIVER SUBDIVISION RIVER/STREAM > 2 ACRES	11520	\$397,400 PER SITE	Land Study - RIVER
GUNNISON RIVERBANKS RANCH SUBDIVISION	11760	\$1,038,300 PER SITE	Subdivision Sales
HARTMAN ROCKS SUBDIVISION	10730	\$143,300 PER SITE	Land Study - SAGE
HIDEAWAY ON THE RIVER SUBDIVISION	11335	\$236,900 PER SITE	Land Study - RIVER
HORSE MEADOWS SUBDIVISION	11710	\$242,600 PER SITE	Land Study - MEADOW/TREE
LAZY K SUBDIVISION	10635	\$58,200 PER SITE	Deed Restricted
LOST CANYON SUBDIVISION	11245	\$466,600 PER SITE	Land Study - RIVER
LOST MINER SUBDIVISION NORTH SIDE	11740	\$122,400 PER SITE	Subdivision Sales
LOST MINER SUBDIVISION SOUTH SIDE	11750	\$189,100 PER SITE	Subdivision Sales
MCGUINNESS SUBDIVISION	10775	\$206,500 PER SITE	Land Study - MEADOW/TREE

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THE MEADOWS SUBDIVISION	10570	varies by size	Gunnison Vacant Lot/Block
MEADOW VISTA SOUTH SUBDIVISION	10580	\$144,300 PER SITE	Subdivision Sales
MEADOWS VILLAGE SUBDIVISION	10560	\$213,700 PER SITE	Subdivision Sales
MITZEL'S GREEN ACRES SUBDIVISION	10940	\$126,500 PER SITE	Land Study - SAGE
MOUNTAIN GLOW MEADOWS SUBDIVISION LARGE	11080	\$368,100 PER SITE	Land Study - MEADOW/TREE
MOUNTAIN GLOW MEADOWS SUBDIVISION SMALL	11090	\$282,300 PER SITE	Land Study - MEADOW/TREE
MOUNTAIN MEADOWS SUBDIVISION	11440	\$250,700 PER SITE	Land Study - MEADOW/TREE
MOUNTAIN VISTA SUBDIVISION	10915	\$188,600 PER SITE	Land Study - SAGE
MOUNTAINEER TOWNHOMES	10550	\$145,700 PER SITE	Subdivision Sales
NORTH ELK MEADOWS SUBDIVISION FILING II, MEADOW	11460	\$191,000 PER SITE	Land Study - MEADOW/TREE
NORTH ELK MEADOWS SUBDIVISION MEADOW	11470	\$205,200 PER SITE	Land Study - MEADOW/TREE
NORTH ELK MEADOWS SUBDIVISION WATER INFLUENCE	11480	\$289,100 PER SITE	Land Study - MEADOW/TREE
NORTH VALLEY SUBDIVISION <= 1 ACRE	10760	\$87,100 PER SITE	Subdivision Sales
NORTH VALLEY SUBDIVISION 1-5 ACRES	10740	\$147,500 PER SITE	Land Study - SAGE
NORTH VALLEY SUBDIVISION > 10 ACRES	10750	\$149,300 PER SITE	Subdivision Sales
OHIO CREEK PROPERTIES SUBDIVISION <=2 ACRES	11020	\$202,100 PER SITE	Land Study - MEADOW/TREE
OHIO CREEK PROPERTIES SUBDIVISION 4-6 ACRES	11030	\$299,900 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW <= 4 ACRES	11110	\$257,700 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW 4-6 ACRES	11120	\$288,000 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW 6-8 ACRES	11130	\$307,700 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW 10-12 ACRES	11140	\$339,800 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION SAGE 2-4 ACRES	11160	\$167,600 PER SITE	Land Study - SAGE
OHIO MEADOWS SUBDIVISION SAGE 4-6 ACRES	11161	\$183,900 PER SITE	Land Study - SAGE
OHIO MEADOWS SUBDIVISION SAGE 6-8 ACRES	11162	\$202,100 PER SITE	Land Study - SAGE
OHIO MEADOWS SUBDIVISION SAGE > 8 ACRES	11163	\$216,600 PER SITE	Land Study - SAGE
PANOVIEW PARK SUBDIVISION	10720	\$130,500 PER SITE	Land Study - SAGE
PARK MEADOWS SUBDIVISION	10540	\$113,000 PER UNIT	Subdivision Sales
PLEASANTVIEW PARK SUBDIVISION	11650	\$131,800 PER SITE	Land Study - MEADOW/TREE

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PONDEROSA PARK SUBDIVISION	11330	\$137,800 PER SITE	Land Study - MEADOW/TREE
RAINBOW MEADOWS ESTATES SUBDIVISION	10590/105600	\$155,400 PER SITE	Subdivision Sales
RANCHES AT OHIO CREEK SUBDIVISION	11700	\$322,600 PER SITE	Land Study - MEADOW/TREE
RIO VISTA SUBDIVISION SAGE	11250	\$157,700 PER SITE	Land Study - SAGE
RIO VISTA SUBDIVISION MEADOW	11260	\$155,400 PER SITE	Land Study - MEADOW/TREE
RIO VISTA SUBDIVISION WEST	11270	\$217,600 PER SITE	Land Study - MEADOW/TREE
RIVERWALK ESTATES SUBDIVISION MEADOW	11720	\$199,200 PER SITE	Subdivision Sales
RIVERWALK ESTATES SUBDIVISION RIVER	11730	\$403,000 PER SITE	Subdivision Sales
ROCK CREEK VILLAGE SUBDIVISION	10640	\$58,200 PER SITE	Deed Restricted
ROCK CREEK COMMONS SUBDIVISION	10650	\$58,200 PER SITE	Deed Restricted
ROCKEY RIVER ESTATES SUBDIVISION MEADOW	11390	\$249,800 PER SITE	Subdivision Sales
ROCKEY RIVER ESTATES SUBDIVISION RIVER	11400	\$395,600 PER SITE	Land Study - RIVER
SIERRA VISTA ESTATES SUBDIVISION OFF CREEK	11420	\$225,100 PER SITE	Land Study - MEADOW/TREE
SIERRA VISTA ESTATES SUBDIVISION ON CREEK	11430	\$315,200 PER SITE	Land Study - MEADOW/TREE
SIGNAL PEAK INDUSTRIAL PARK SUBDIVISION	10960	\$130,500 PER SITE	Land Study - SAGE
SPRING MEADOWS SUBDIVISION	11190	\$225,100 PER SITE	Land Study - MEADOW/TREE
SPRING MEADOWS SUBDIVISION WATER INFLUENCE	11200	\$297,500 PER SITE	Land Study - MEADOW/TREE
STONE MINOR SUBDIVISION	11615	\$517,900 PER SITE	Land Study - DOS RIOS
SUNDANCE RIVERFRONT SUBDIVISION	11235	\$351,400 PER SITE	Land Study - RIVER
SUN PARK SUBDIVISION <= 2 ACRES	10780	\$131,700 PER SITE	Land Study - SAGE
SUN PARK SUBDIVISION > 2 ACRES	10790	\$162,000 PER SITE	Land Study - SAGE
SUN SPOT SUBDIVISION	10630	\$113,000 PER SITE	Subdivision Sales
TERRA SUBDIVISION	11010	\$90,600 PER SITE	Land Study - SAGE
TERRA VISTA SUBDIVISION	10585	\$144,300 PER SITE	Subdivision Sales
THORNTON MEADOWS SUBDIVISION	11220	\$127,600 PER SITE	Subdivision Sales
TOBIN RANCHETTES SUBDIVISION <= 2 ACRES	10990	\$227,900 PER SITE	Land Study - MEADOW/TREE
TOBIN RANCHETTES SUBDIVISION > 2 ACRES	11000	\$245,300 PER SITE	Land Study - MEADOW/TREE
TOMICHI CREEK SUBDIVISION OFF CREEK	11620	\$184,500 PER SITE	Land Study - DOS RIOS

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TOMICHI CREEK SUBDIVISION ON CREEK	11630	\$525,600 PER SITE	Land Study - DOS RIOS
TOMICHI HEIGHTS SUBDIVISION	10920	\$132,200 PER SITE	Land Study - SAGE
TOMICHI RANCHETTES SUBDIVISION	10930	\$161,200 PER SITE	Land Study - SAGE
VALLEY VIEW SUBDIVISION	11040	\$216,500 PER SITE	Land Study - MEADOW/TREE
VANTUYL VILLAGE SUBDIVISION R1M	10510	\$194,300 PER SITE	Subdivision Sales
VANTUYL VILLAGE SUBDIVISION R2M	10520	\$248,800 PER SITE	Subdivision Sales
VANTUYL VILLAGE SUBDIVISION R3 TOWNHOMES	10530	\$77,700 PER UNIT	Subdivision Sales
W MOUNTAIN RANCH SUBDIVISION	10610 & 10620	\$213,100 PER SITE	Subdivision Sales
WEST ANTELOPE CREEK SUBDIVISION	10710	\$137,000 PER SITE	Land Study - SAGE
WEST ELK RIDGE SUBDIVISION	11180	\$297,300 PER SITE	Land Study - SAGE
WILD HORSE ESTATES SUBDIVISION <= 6.0 ACRES	11660	\$288,800 PER SITE	Land Study - MEADOW/TREE
WILD HORSE ESTATES SUBDIVISION > 6.0 ACRES	11670	\$307,700 PER SITE	Land Study - MEADOW/TREE
WILLS WAY COMMUNITY	10655	\$58,200 PER SITE	Deed Restricted
WOMBLE TRACTS SUBDIVISION	11240	\$240,100 PER SITE	Land Study - RIVER
ZUGELDER SUBDIVISION SAGE	11280	\$152,500 PER SITE	Land Study - SAGE
ZUGELDER SUBDIVISION WEST	11305	\$209,400 PER SITE	Land Study - MEADOW/TREE
ZUGELDER SUBDIVISION RIVER	11315	\$336,500 PER SITE	Land Study - RIVER
ZUPAN ACRES SUBDIVISION	11230	\$215,900 PER SITE	Land Study - MEADOW/TREE