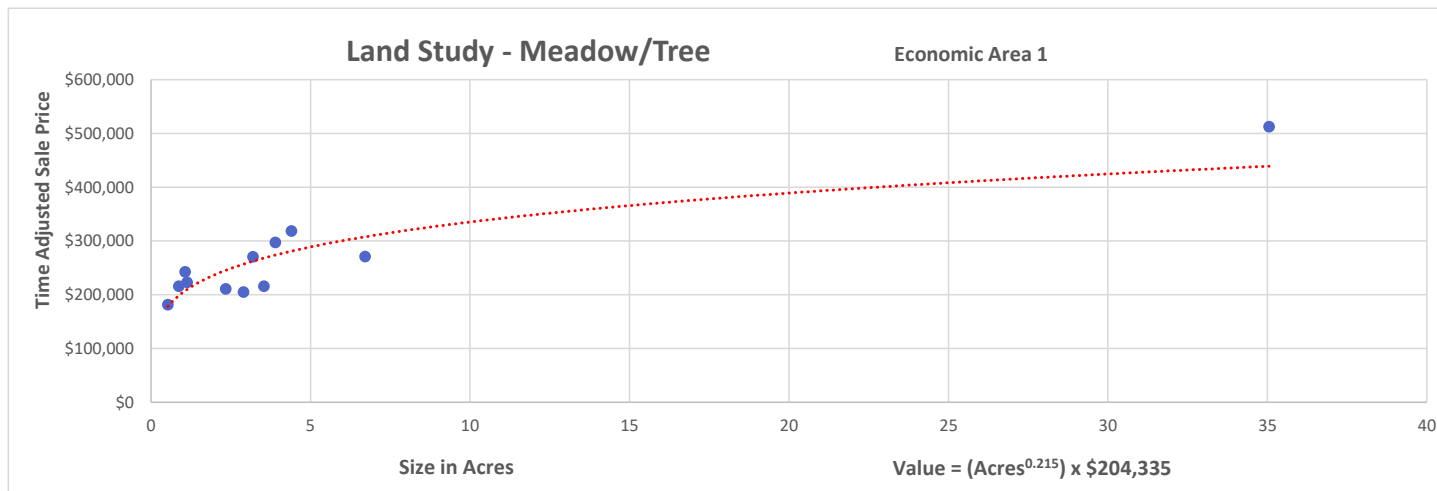


**2023 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - MEADOW/TREE**

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

ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R071698	11415	6/28/2021	\$109,500	\$181,770	0.530	3701-250-08-009	LOT 1, COLUMBINE MEADOWS SUBDIVISION
R025486	11460	7/29/2019	\$97,000	\$203,647	0.630	3701-130-06-018	LOT 12, NORTH ELK MEADOWS SUBDIVISION, FILING II **
R009802	11470	5/19/2021	\$126,000	\$216,090	0.870	3701-130-03-002	LOT 29, NORTH ELK MEADOWS SUBDIVISION
R074118	11490	6/8/2022	\$242,775	\$242,775	1.072	3701-240-05-026	LOT 48, GUNNISON RIVER SUBDIVISION, FILING NO. 2
R009797	11470	8/4/2021	\$143,828	\$222,933	1.130	3701-130-02-034	LOT 25, NORTH ELK MEADOWS SUBDIVISION
R044313	11710	10/29/2019	\$102,000	\$211,099	2.340	3701-140-08-010	LOT 10, HORSE MEADOWS SUBDIVISION
R044312	11710	6/5/2020	\$103,000	\$204,970	2.900	3701-140-08-009	LOT 9, HORSE MEADOWS SUBDIVISION
R071756	11440	12/18/2019	\$132,000	\$270,560	3.200	3701-130-17-001	LOT 1, MOUNTAIN MEADOWS SUBDIVISION
R073971	12070	6/30/2022	\$210,600	\$210,600	3.540	3701-250-00-126	LOT 1, WILSON SUBDIVISION FILING NO 1
R043147	11680	9/3/2021	\$199,000	\$297,505	3.900	3701-140-07-007	LOT 7, FOX MEADOWS SUBDIVISION
R043145	11690	4/1/2021	\$180,000	\$318,600	4.400	3701-140-07-005	LOT 5, FOX MEADOWS SUBDIVISION
R009841	11130	8/2/2021	\$175,000	\$271,250	6.712	3701-140-01-012	LOT 4, OHIO MEADOWS SUBDIVISION, FILING NO. 2
R042749	12070	1/11/2021	\$265,000	\$512,775	35.050	3701-000-05-013	LOT 4, HORSE RIVER RANCH SUBDIVISION

*** superior view & adjacent to open space*



2023 REAPPRAISAL
ECONOMIC AREA 1 SUBDIVISIONS
LAND STUDY: MEADOW / TREE

SUBDIVISION: LEA	MEDIAN ACRES	VALUE MEASURE	VALUE
ABRIL MEADOWS SUBDIVISION: 11100	1.09	SITE	\$208,200
COLUMBINE MEADOWS SUBDIVISION: 11415	0.53	SITE	\$178,300
COTTONWOOD HOLLOW SUBDIVISION: 11170	0.165	SITE	\$138,700
COTTONWOOD MEADOWS SUBDIVISION OFF RIVER: 11360	1.19	SITE	\$212,100
CURECANTI TOWNHOMES: 10800	0.054	SITE	\$109,100
ELK RIVER RANCH SUBDIVISION: 11770	35.10	SITE	\$439,100
FAIRVIEW SUBDIVISION: 11050	1.00	SITE	\$204,300
FAIRVIEW SOUTH SUBDIVISION: 11055	1.93	SITE	\$235,400
FENSKE SUBDIVISION LARGE MEADOW: 10850	8.15	SITE	\$320,800
FOX MEADOWS SUBDIVISION < 4 ACRES: 11680	3.90	SITE	\$273,800
FOX MEADOWS SUBDIVISION > 4 ACRES: 11690	4.45	SITE	\$281,700
GLATIOTIS SUBDIVISION: 10970	1.50	SITE	\$222,900
THE GLEN SUBDIVISION: 11325	0.38	SITE	\$232,300
<i>UPWARD ADJUSTMENT IN THIS LEA FOR WATER INFLUENCE</i>			
GOLD BASIN MEADOWS SUBDIVISION: 11370	0.43	SITE	\$170,400
GUNNISON ISLAND ACRES SUBDIVISION OFF RIVER: 11410	0.64	SITE	\$185,600
GUNNISON RAINBOW ACRES SUBDIVISION	0.81	SITE	\$195,300
GUNNISON RIVER SUBDIVISION MEADOW <= 2 ACRES: 11490	1.25	SITE	\$214,400

GUNNISON RIVER SUBDIVISION MEADOW >2 ACRES: 11500	2.30	SITE	\$244,400
HORSE MEADOWS SUBDIVISION: 11710	2.22	SITE	\$242,600
MCGUINNESS SUBDIVISION: 10775	1.05	SITE	\$206,500
MOUNTAIN GLOW MEADOWS SUBDIVISION LARGE: 11080	15.46	SITE	\$368,100
MOUNTAIN GLOW MEADOWS SUBDIVISION SMALL: 11090	4.50	SITE	\$282,300
MOUNTAIN MEADOWS SUBDIVISION: 11440	2.59	SITE	\$250,700
NORTH ELK MEADOWS SUBDIVISION FILING II, MEADOW: 11460	0.73	SITE	\$191,000
NORTH ELK MEADOWS SUBDIVISION MEADOW: 11470	1.02	SITE	\$205,200
NORTH ELK MEADOWS SUBDIVISION WATER INFLUENCE: 11480	1.05	SITE	\$289,100
OHIO CREEK PROPERTIES SUBDIVISION <=2 ACRES: 11020	0.95	SITE	\$202,100
OHIO CREEK PROPERTIES SUBDIVISION 4-6 ACRES: 11030	5.96	SITE	\$299,900
OHIO MEADOWS SUBDIVISION MEADOW, <= 4 ACRES: 11110	2.94	SITE	\$257,700
OHIO MEADOWS SUBDIVISION MEADOW, 4-6 ACRES: 11120	4.93	SITE	\$288,000
OHIO MEADOWS SUBDIVISION MEADOW, 6-8 ACRES: 11130	6.71	SITE	\$307,700
OHIO MEADOWS SUBDIVISION MEADOW, 10-12 ACRES: 11140	10.65	SITE	\$339,800
PLEASANTVIEW PARK SUBDIVISION: 11650	0.13	SITE	\$131,800
PONDEROSA PARK SUBDIVISION: 11330	0.16	SITE	\$137,800
RANCHES AT OHIO CREEK SUBDIVISION: 11700	8.36	SITE	\$322,600
RIO VISTA SUBDIVISION MEADOW: 11260	0.28	SITE	\$155,400
RIO VISTA SUBDIVISION WEST: 11270	0.28	SITE	\$217,600
SIERRA VISTA ESTATES SUBDIVISION OFF RIVER: 11420	1.57	SITE	\$225,100
SIERRA VISTA ESTATES SUBDIVISION ON RIVER: 11430	1.57	SITE	\$315,200

UPWARD ADJUSTMENT IN THIS LEA FOR WATER INFLUENCE

SPRING MEADOWS SUBDIVISION: 11190	1.57	SITE	\$225,100
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SPRING MEADOWS SUBDIVISION WATER INFLUENCE: 11200	1.20	SITE	\$297,500
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UPWARD ADJUSTMENT IN THIS LEA FOR WATER INFLUENCE

TOBIN RANCHETTES SUBDIVISION <= 2 ACRES: 10990	1.66	SITE	\$227,900
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TOBIN RANCHETTES SUBDIVISION > 2 ACRES: 11000	2.338	SITE	\$245,300
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VALLEY VIEW SUBDIVISION: 11040	1.31	SITE	\$216,500
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WILD HORSE ESTATES SUBDIVISION <= 6.0 ACRES: 11660	4.95	SITE	\$288,800
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WILD HORSE ESTATES SUBDIVISION > 6.0 ACRES: 11670	6.71	SITE	\$307,700
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ZUGELDER SUBDIVISION MEADOW: 11300	1.12	SITE	\$209,400
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ZUGELDER SUBDIVISION WEST: 11305	0.81	SITE	\$273,400
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UPWARD ADJUSTMENT IN THIS LEA FOR WATER INFLUENCE

ZUPAN ACRES SUBDIVISION: 11230	0.27	SITE	\$215,900
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UPWARD ADJUSTMENT IN THIS LEA FOR WATER INFLUENCE