

**2023 REAPPRAISAL
GUNNISON COUNTY
COMMERCIAL IMPROVED SALES**

SALES STUDY PERIOD:
JULY 1, 2020 - JUNE 30, 2022

ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE					
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R043639	12/13/2021	\$550,000	\$550,000	1,400	\$392.86	545 COUNTY ROAD 48E	310170: NORTH ELK MEADOWS	1,400		Fair	Average	1999	Dental Office
R001615	9/22/2021	\$350,000	\$350,000	1,737	\$201.50	116 N TAYLOR ST	311100: COMMERCIAL IN RESIDENTIAL	1,737		Average	Average	1982	Office
R001456	5/12/2022	\$5,100,000	\$5,100,000	30,330	\$168.15	911 N MAIN ST	311210: COMMERCIAL HWY 135	30,330		Average	Average	2000	Motel
R001699	9/16/2020	\$800,000	\$800,000	4,842	\$165.22	707 N IOWA ST	311220: COMMERCIAL OFF HWY	4,842	594 Unfin Basement	Average	Average	1986	Medical Offices
R002178	4/16/2021	\$270,000	\$270,000	2,117	\$127.54	106 S 11TH ST	311220: COMMERCIAL OFF HWY	2,117		Fair	Average	1983	Veterinary Hospital
R001583	8/26/2021	\$470,000	\$470,000	4,081	\$115.17	219 N IOWA ST	311220: COMMERCIAL OFF HWY	4,081	1,250 Unfin Basement	Fair	Average	1973	Office / Retail / Fast Food
R001336	8/17/2020	\$292,500	\$292,500	1,875	\$156.00	600 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	1,875	420 Unfin Basement	Fair	Average	1980	Office
R001617	12/10/2020	\$3,000,000	\$3,000,000	30,496	\$98.37	400 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	30,496	2,600 Unfin Basement	Average	Average	1979	Motel
R002221	1/11/2021	\$640,918	\$640,918	1,855	\$345.51	821 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	1,855		Average	Average	2000	Convenience Store
R070767	3/4/2021	\$495,000	\$495,000	11,881	\$41.66	304 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	11,881		Fair	Below Average	1975	Office
R001607	12/10/2021	\$1,850,000	\$1,850,000	10,418	\$177.58	212 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	8,286		Fair	Average	1977	Motel
							R001607 Residential Portion:	2,132		Fair	Average	1977	Single Family Residential
R001662	7/21/2020	\$630,000	\$630,000	6,909	\$91.19	229 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	4,829		Fair	Average	1975	Retail
							R001662 Residential Portion:	2,080		Fair	Average	1975	Single Family Residential
R001663	1/6/2021	\$239,000	\$239,000	2,675	\$89.35	235 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	2,675		Fair	Average	1973	Retail
R073720	5/11/2021	\$276,500	\$276,500	3,125	\$88.48	315 1/2 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	3,125		Fair	Average	1971	Retail
R070687	9/20/2021	\$210,000	\$210,000	1,786	\$117.58	110 S MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,786		Fair	Average	1980	Barber/Beauty Shop
R027463	12/31/2020	\$2,250,000	\$2,250,000	16,508	\$136.30	701 US HIGHWAY 50	311300: COMMERCIAL W HWY 50	16,508		Fair	Average	1988	Hotels - Limited Service
R071761	4/21/2021	\$550,000	\$550,000	4,320	\$127.31	151 US HIGHWAY 50	311300: COMMERCIAL W HWY 50	4,320		Fair	Average	1974	Retail
R002249	2/4/2022	\$1,850,000	\$1,850,000	12,173	\$151.98	212 US HIGHWAY 50	311300: COMMERCIAL W HWY 50	12,173		Fair	Average	1990	Service Garage
R031797	1/26/2022	\$2,300,000	\$2,300,000	31,368	\$73.32	1000 N MAIN ST	311400: GUNNISON CENTER	31,368		Fair	Average	2000	Retail
R002462	1/22/2021	\$785,000	\$785,000	7,550	\$103.97	711 S 10TH ST	313000: GUNNISON INDUSTRIAL	7,550		Fair	Average	1981	Warehouse / Garage
R002274	2/3/2021	\$350,000	\$350,000	4,000	\$87.50	608 S 9TH ST	313000: GUNNISON INDUSTRIAL	4,000		Fair	Average	1982	Workshop
R002308	3/8/2021	\$250,000	\$250,000	1,326	\$188.54	417 W BIDWELL AVE	313000: GUNNISON INDUSTRIAL	1,326		Fair	Average	1994	Workshop

**2023 REAPPRAISAL
GUNNISON COUNTY
COMMERCIAL IMPROVED SALES**

SALES STUDY PERIOD:
JULY 1, 2020 - JUNE 30, 2022

ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE					
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R002280	2/3/2022	\$455,000	\$455,000	4,000	\$113.75	723 S 9TH ST	313000: GUNNISON INDUSTRIAL	4,000		Low	Below Average	1974	Warehouse
R041898	1/27/2021	\$1,535,000	\$1,535,000	3,580	\$428.77	129 ELK AVE	320210: B-1 ELK AVE	3,381		Fair	Average	1975	Hotels - Limited Service
							R041898 Residential portion:	199		Fair	Average	1975	Single Family Residence
R003197	4/13/2021	\$3,500,000	\$3,500,000	5,454	\$641.73	226 ELK AVE	320210: B-1 ELK AVE	5,454	1,328 Unfin Basement	Average	Average	1990	Restaurant
R003200	4/14/2021	\$1,850,000	\$1,850,000	2,855	\$647.99	222 ELK AVE	320210: B-1 ELK AVE	2,855		Fair	Average	1970	Bar/Tavern
R003171	12/23/2021	\$2,600,000	\$2,600,000	3,543	\$733.84	209 ELK AVE	320210: B-1 ELK AVE	3,543		Average	Average	1999	Restaurant
R031353	12/23/2021	\$2,100,000	\$2,100,000	2,267	\$926.33	212 ELK AVE	320210: B-1 ELK AVE	2,267		Average	Average	2005	Bar/Tavern
R027164	12/23/2021	\$3,200,000	\$3,200,000	2,314	\$1,382.89	208 ELK AVE	320210: B-1 ELK AVE	1,366	665 Unfin Basement	Fair	Average	1970	Restaurant
							R027164 Residential portion:	948		Fair	Average	1970	Single Family Residence
R003539	2/4/2021	\$1,850,000	\$1,850,000	4,610	\$401.30	501 ELK AVE	320230: B-3 ELK AVE	4,610		Fair	Good	1990	Retail
R003398	12/28/2020	\$1,150,000	\$1,150,000	3,600	\$319.44	502 WHITEROCK AVE	320240: TOURIST	3,600		Average	Average	1999	Office
R003412	9/9/2021	\$675,000	\$675,000	799	\$844.81	618 FOURTH ST	320250: COMMERCIAL SOUTH	799		Low	Minimum	1976	Office
R003439	12/16/2021	\$1,950,000	\$1,950,000	10,800	\$180.56	307 RED LADY AVE	320250: COMMERCIAL SOUTH	10,800		Fair	Average	1991	Mini-Storage Warehouse
R017567	5/18/2021	\$1,100,000	\$1,100,000	4,800	\$229.17	273 GILLASPEY AVE	360200: CB SOUTH	2,400		Average	Average	1998	Workshop
							R017567 Residential portion:	2,400		Average	Average	1998	Single Family Residence
R015227	7/30/2021	\$385,000	\$385,000	2,091	\$184.12	65 GILLASPEY AVE	360200: CB SOUTH	2,091		Fair	Below Average	1993	Mini-Storage Warehouse
R032009	6/10/2021	\$1,500,000	\$1,500,000	9,479	\$158.24	475 RIVERLAND DR	360300: RIVERLAND INDUSTRIAL	7,879		Average	Good	2005	Workshop
							R032009 Residential portion:	1,600		Average	Good	2005	Single Family Residence
R006984	1/19/2021	\$6,300,000	\$6,300,000	26,836	\$234.76	10209 STATE HIGHWAY 135	370000: YR AROUND RESORTS	23,610		Fair	Average	1985	Bar/Tavern
							R006984 Residential portion:	3,226		Fair	Average	1985	Single Family Residence
R007251	2/22/2021	\$2,200,000	\$2,200,000	4,624	\$475.78	28357 US HIGHWAY 50	370000: YR AROUND RESORTS	3,256		Fair	Average	1985	RV Park / Retail / Guest Cabins
							R007251 Residential portion:	1,368	584 Finished Basement	Fair	Average	1985	Single Family Residence
R016243	9/21/2020	\$900,000	\$900,000	3,922	\$229.47	84348 US HIGHWAY 50	370010: SEASONAL RESORTS	3,922		Fair	Average	1998	RV Park / Campground
R007295	8/10/2021	\$10,000,000	\$10,000,000	33,800	\$295.86	6748 COUNTY ROAD 742	370010: SEASONAL RESORTS	28,807		Fair	Below Average	1977	Resort
							R007295 Residential portion:	4,993		Fair	Below Average	1977	Single Family Residence

**2023 REAPPRAISAL
GUNNISON COUNTY
COMMERCIAL IMPROVED SALES**

SALES STUDY PERIOD:
JULY 1, 2020 - JUNE 30, 2022

ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	TASP PER FINISHED SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE					
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R003899	9/20/2021	\$500,000	\$500,000	2,660	\$187.97	100 2ND ST	372200: PITKIN COMM	2,660		Fair	Average	1961	Retail / Lodging
R017226	7/6/2020	\$90,000	\$90,000	936	\$96.15	21501 ALPINE PLATEAU RD	382100: ARROWHEAD COMM	936		Fair	Average	2000	Office
R031880	1/5/2022	\$532,500	\$532,500	4,092	\$130.13	405 W TOMICHI AVE UNIT A	316010: COACHLIGHT CONDO	4,092	183 Unfin Basement	Fair	Average	1970	Restaurant
R074138	2/14/2022	\$587,500	\$587,500	6,971	\$84.28	405 W TOMICHI AVE UNIT 2	316010: COACHLIGHT CONDO	6,971		Average	Average	1985	Health Club
R070618*	5/19/2022	\$750,000	\$750,000	3,836	\$195.52	710 N MAIN ST	316020: GUNNISON MTN MEADOWS MALL	3,836		Average	Average	1999	Retail
* Sale includes R070619, R070620, R070621, R070622													
R041340	9/30/2021	\$125,000	\$125,000	654	\$191.13	114 N BLVD ST UNIT 204	316040: OPERA HOUSE CONDO	654		Average	Average	1989	Office
R072490	1/27/2021	\$1,700,000	\$1,700,000	2,375	\$715.79	123 ELK AVE UNIT 1	326150: GREEN DRAKE CONDOS	2,375		Average	Very Good	2015	Health Club
R045087*	12/21/2021	\$7,900,000	\$7,900,000	4,271	\$1,849.68	223 ELK AVE UNIT 101	326220: MOORE BEER GARDENS	4,721	4,945 Unfin Basement	Average	Average	2006	Restaurant / Tavern / Office
* Sale includes R045088, R045089, R045090													
R002986	5/11/2021	\$825,000	\$825,000	1,925	\$428.57	214 SIXTH ST UNIT 1	326400: ORE BUCKET COMMERCIAL	1,925		Average	Average	1978	Medical Offices
R002991	5/7/2021	\$153,000	\$153,000	332	\$460.84	214 SIXTH ST UNIT 6	326402: ORE BUCKET COMMERCIAL UPPER	332		Average	Average	1978	Office
R002990	5/10/2021	\$324,300	\$324,300	707	\$458.70	214 SIXTH ST UNIT 5	326402: ORE BUCKET COMMERCIAL UPPER	707		Average	Average	1978	Office
R002993	10/13/2021	\$250,000	\$250,000	538	\$464.68	214 SIXTH ST UNIT 8	326402: ORE BUCKET COMMERCIAL UPPER	538		Average	Below Average	1978	Office
R032095	11/2/2020	\$150,000	\$150,000	302	\$496.69	503 RED LADY AVE UNIT 104	326420: MAJESTIC PLAZA CONDO FST	302		Average	Average	1994	Retail
R030498	11/12/2020	\$365,000	\$365,000	1,091	\$334.56	423 BELLEVIEW AVE UNIT 2	326530: PHOENIX CONDO	1,091		Average	Average	1992	Retail
R042172*	11/2/2020	\$350,000	\$350,000	715	\$489.51	427 BELLEVIEW AVE UNIT 104	326570: WEST ELK CENTER	715		Good	Average	2001	Office
* Sale includes R042173													
R073301	12/17/2020	\$163,125	\$163,125	335	\$486.94	430 BELLEVIEW AVE UNIT 3C	326580: HORSESHOE BUILDING CONDOS	335		Good	Excellent	2018	Office
R040491	8/31/2021	\$760,000	\$760,000	2,350	\$323.40	228 ELCHO AVE UNIT A	370100: OUTPOST CONDO COMMERCIAL	2,350		Average	Average	1999	Restaurant
R044617	5/25/2021	\$349,000	\$349,000	826	\$422.52	744 RIVERLAND DR UNIT 3	370665: SLATE RIVERSIDE CONDOS	826		Fair	Average	2006	Workshop