

2023 GUNNISON COUNTY REAPPRAISAL

CITY OF GUNNISON

VACANT LOT/BLOCK

SALES STUDY PERIOD:

JULY 1, 2019 - JUNE 30, 2022

This set of Sales are graphed on the following page

LEA - 10250: GUNNISON RESIDENTIAL MAIN AREA - VACANT SALES							
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQ FT	PARCEL NUMBER	LEGAL
R071037	7/24/2020	\$600,000	\$1,194,000	226,512	\$5.27	3701-360-03-014	5.2 ACRES IN TRACT B, WILSON SUBDIVISION
R040749	2/28/2020	\$105,000	\$213,129	16,553	\$12.88	3787-012-44-010	LOT 31, W MOUNTAIN RANCH SUBDIVISION
R073331	6/5/2020	\$70,000	\$139,300	8,206	\$16.98	3787-022-43-031	LOT 17 MEADOW VISTA SOUTH
R042429	7/29/2019	\$70,000	\$146,962	8,361	\$17.58	3701-353-53-002	LOT 13, RAINBOW MEADOWS ESTATES, FILING 2
R072464	4/14/2020	\$105,000	\$211,040	11,326	\$18.63	3787-012-45-010	LOT 35, W MOUNTAIN RANCH SUBDIVISION
R040742	9/2/2020	\$108,000	\$214,920	11,326	\$18.98	3787-022-38-004	LOT 20, W MOUNTAIN RANCH SUBDIVISION
R073330	11/16/2020	\$75,000	\$149,250	7,746	\$19.27	3787-022-43-030	LOT 16, MEADOW VISTA SOUTH SUBDIVISION
R042418	1/12/2021	\$84,618	\$163,736	8,156	\$20.08	3701-353-51-003	LOT 9, RAINBOW MEADOWS ESTATES SUBDIVISION, FILING NO. 2
R032331	12/4/2019	\$220,000	\$450,934	21,875	\$20.61	3787-021-36-004	LOTS 13-19, BLOCK 42, WEST GUNNISON
R071744	1/19/2021	\$240,000	\$464,400	18,750	\$24.77	3787-021-38-011	LOTS 19-24, BLOCK 53, WEST GUNNISON
R072194	4/2/2021	\$96,500	\$170,805	6,250	\$27.33	3701-354-73-002	PARCEL B, IDA SUBDIVISION
R002186	3/9/2022	\$148,500	\$173,003	6,250	\$27.68	3787-021-05-009	LOTS 13 & 14, BLOCK 29, WEST GUNNISON
R001234	2/10/2021	\$500,000	\$940,000	59,614	\$15.77	3701-354-19-007	LOT A & B, BLOCK 94, WEST GUNNISON (also sold with R043349)
R073233	10/23/2019	\$90,000	\$186,264	6,250	\$29.80	3701-363-42-011	LOTS 3 & 4, BLOCK 66, FIRST ADDITION TO GUNNISON
R044181	4/7/2022	\$175,000	\$194,250	6,250	\$31.08	3701-362-25-002	LOT 2, VANTUYL VILLAGE SUBDIVISION
R044220	7/14/2020	\$125,000	\$248,750	7,334	\$33.92	3701-362-26-022	LOT 41, VANTUYL VILLAGE SUBDIVISION
R032493	2/18/2020	\$50,000	\$101,490	2,183	\$46.49	3701-362-16-002	UNIT 11, PARK MEADOWS SUBDIVISION
R040502	6/11/2020	\$75,000	\$124,500	1,914	\$65.05	3701-362-16-009	UNIT 9, PARK MEADOWS SUBDIVISION

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The Sales from the previous page are graphed using the Time Adjusted Sale Price and the Land Size by square feet.

