

2025 REAPPRAISAL SALES DOCUMENTATION
SINGLE FAMILY RESIDENTIAL
ECONOMIC AREA 1
July 1, 2022 – June 30, 2024

GUNNISON CORE RESIDENTIAL - 111000

Account #:	R073930	Address:	612 N 11TH ST, UNIT A, GUNNISON		
		Legal:	UNIT A, BALD EAGLE TOWNHOMES, GUNNISON		
	Sale Date:	09/19/2022	# of Improvements	1	
	Adjusted Sale Price:	\$387,500	Square Footage:		
	Time-adjusted Sale Price:	\$433,729	Living Area:	990	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	1956			

Account #:	R002380	Address:	117 S 8TH ST, GUNNISON		
		Legal:	LOTS 16 & 17 AND PART OF ADJACENT ALLEY, BLOCK 20, WEST GUNNISON		
	Sale Date:	10/27/2022	# of Improvements	1	
	Adjusted Sale Price:	\$353,000	Square Footage:		
	Time-adjusted Sale Price:	\$395,113	Living Area:	918	
	Construction Quality:	Fair	Garage:	430	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1961			

Account #:	R001568	Address:	308 E VIRGINIA AVE, GUNNISON		
		Legal:	PART OF LOTS 11 & 12, BLOCK 15, ORIGINAL GUNNISON		
	Sale Date:	11/04/2022	# of Improvements	1	
	Adjusted Sale Price:	\$445,000	Square Footage:		
	Time-adjusted Sale Price:	\$498,088	Living Area:	692	
	Construction Quality:	Fair Plus			
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2000			

Account #:	R071009	Address:	117 S 3RD ST, GUNNISON		
		Legal:	LOTS 14-17, BLOCK 1 AND PART OF ADJACENT STREETS, ISLAND ADDITION TO WEST GUNNISON		
	Sale Date:	10/28/2022	# of Improvements	1	
	Adjusted Sale Price:	\$430,000	Square Footage:		
	Time-adjusted Sale Price:	\$481,299	Living Area:	1,188	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1952			

Account #:	R001643	Address:	317 N WISCONSIN ST, GUNNISON		
		Legal:	LOTS 20 & 21, BLOCK 6 ,ORIGINAL GUNNISON		
	Sale Date:	12/15/2022	# of Improvements	2	
	Adjusted Sale Price:	\$650,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$727,545	Living Area:	936	
	Construction Quality:	Fair	Square Footage, other improvements:		
	Building Condition:	Average	Living Area:	960	
	Architectural Style:	CONVENTIONAL	Garage:	960	
	Effective Year Built:	1996			

Account #:	R001307	Address:	218 N 12TH ST, GUNNISON		
		Legal:	LOTS 1 & 2, BLOCK 11, WEST GUNNISON		
	Sale Date:	02/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$640,000	Square Footage:		
	Time-adjusted Sale Price:	\$689,408	Living Area:	1,920	
	Construction Quality:	Fair	Garage:	900	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1984			

Account #:	R001916	Address:	221 N TELLER ST, GUNNISON		
		Legal:	LOTS 21-23, BLOCK 5, BOUTCHER'S ADDITION TO GUNNISON		
	Sale Date:	02/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$746,000	Square Footage:		
	Time-adjusted Sale Price:	\$803,591	Living Area:	1,897	
	Construction Quality:	Fair	Finished Basement:	1,160	
	Building Condition:	Average	Garage:	312	
	Architectural Style:	DUPLEX			
	Effective Year Built:	1989			

Account #:	R042297	Address:	408 N 11TH ST, GUNNISON		
		Legal:	LOT 2, MCINTOSH TOWNHOMES, GUNNISON		
	Sale Date:	03/23/2023	# of Improvements	1	
	Adjusted Sale Price:	\$470,000	Square Footage:		
	Time-adjusted Sale Price:	\$496,837	Living Area:	1,458	
	Construction Quality:	Fair Plus	Garage:	306	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2003			

Account #:	R001565	Address:	210 N TAYLOR ST, GUNNISON		
		Legal:	LOTS 6-8, BLOCK 15, ORIGINAL GUNNISON		
	Sale Date:	03/31/2023	# of Improvements	1	
	Adjusted Sale Price:	\$550,000	Square Footage:		
	Time-adjusted Sale Price:	\$581,405	Living Area:	1,603	
	Construction Quality:	Fair	Unfinished Basement:	200	
	Building Condition:	Average	Garage:	913	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1963			

Account #:	R001215	Address:	421 N 14TH ST, GUNNISON		
		Legal:	LOTS 23, 24 & PART OF LOT 22, BLOCK 56, WEST GUNNISON		
	Sale Date:	04/06/2023	# of Improvements	1	
	Adjusted Sale Price:	\$450,000	Square Footage:		
	Time-adjusted Sale Price:	\$466,875	Living Area:	833	
	Construction Quality:	Fair	Finished Basement:	350	
	Building Condition:	Average	Garage:	300	
	Architectural Style:	SPLIT LEVEL			
	Effective Year Built:	1969			

Account #:	R001941	Address:	217 S TELLER ST, GUNNISON	
		Legal:	LOTS 16-18, BLOCK 33, ORIGINAL GUNNISON AND LOTS 15-17, BLOCK 16, BOUTCHER'S ADDITION TO GUNNISON	
	Sale Date:	05/01/2023	# of Improvements	1
	Adjusted Sale Price:	\$600,000	Square Footage:	
	Time-adjusted Sale Price:	\$611,100	Living Area:	971
	Construction Quality:	Fair	Unfinished Basement:	971
	Building Condition:	Average	Garage:	828
	Architectural Style:	CONVENTIONAL		
	Effective Year Built:	1967		

Account #:	R001548	Address:	316 N TAYLOR ST, GUNNISON	
		Legal:	LOTS 3-6, BLOCK 2, ORIGINAL GUNNISON	
	Sale Date:	05/02/2023	# of Improvements	2
	Adjusted Sale Price:	\$1,055,000	Square Footage, primary improvement:	
	Time-adjusted Sale Price:	\$1,074,518	Living Area:	2,885
	Construction Quality:	Average	Square Footage, other improvements:	
	Building Condition:	Average	Living Area:	768
	Architectural Style:	BUNGALOW	Garage:	768
	Effective Year Built:	1953		

Account #:	R001781	Address:	422 N COLORADO ST, GUNNISON	
		Legal:	LOTS 1 & 2, BLOCK 80, FIRST ADDITION TO GUNNISON	
	Sale Date:	05/17/2023	# of Improvements	1
	Adjusted Sale Price:	\$588,857	Square Footage:	
	Time-adjusted Sale Price:	\$599,751	Living Area:	1,610
	Construction Quality:	Fair	Unfinished Basement:	747
	Building Condition:	Average		
	Architectural Style:	CONVENTIONAL		
	Effective Year Built:	1960		

Account #:	R072485	Address:	621 N 11TH ST, GUNNISON		
		Legal:	LOTS 19-24, BLOCK 81, WEST GUNNISON		
	Sale Date:	06/06/2023	# of Improvements	1	
	Adjusted Sale Price:	\$673,500	Square Footage:		
	Time-adjusted Sale Price:	\$673,500	Living Area:	1,761	
	Construction Quality:	Average	Finished Basement:	1,473	
	Building Condition:	Average	Garage:	1,344	
	Architectural Style:	RANCH			
	Effective Year Built:	1981			

Account #:	R001537	Address:	309 N IOWA ST, GUNNISON		
		Legal:	LOTS 17, 18 & PART OF LOT 19, BLOCK 4, ORIGINAL GUNNISON		
	Sale Date:	06/07/2023	# of Improvements	2	
	Adjusted Sale Price:	\$881,800	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$881,800	Living Area:	1,815	
	Construction Quality:	Fair	Unfinished Basement:	250	
	Building Condition:	Average	Square Footage, other improvements:		
	Architectural Style:	CONVENTIONAL	Living Area:	728	
	Effective Year Built:	1958	Garage:	728	

Account #:	R001201	Address:	710 W GOTHIC AVE, GUNNISON		
		Legal:	LOTS 13-15, BLOCK 75, WEST GUNNISON		
	Sale Date:	06/16/2023	# of Improvements	1	
	Adjusted Sale Price:	\$910,000	Square Footage:		
	Time-adjusted Sale Price:	\$910,000	Living Area:	1,536	
	Construction Quality:	Fair	Finished Basement:	1,536	
	Building Condition:	Average			
	Architectural Style:	FOUR PLEX			
	Effective Year Built:	1982			

Account #:	R001278	Address:	317 N 12TH ST, GUNNISON		
		Legal:	LOTS 23 & 24, BLOCK 3, WEST GUNNISON		
	Sale Date:	06/20/2023	# of Improvements	1	
	Adjusted Sale Price:	\$527,500	Square Footage:		
	Time-adjusted Sale Price:	\$527,500	Living Area:	989	
	Construction Quality:	Fair	Finished Basement:	420	
	Building Condition:	Average	Garage:	374	
	Architectural Style:	DUPLEX			
	Effective Year Built:	1964			

Account #:	R001715	Address:	618 N IOWA ST, GUNNISON		
		Legal:	PARCEL B, HAWTHORNE SUBDIVISION		
		Sale Date:	06/21/2023	# of Improvements	1
		Adjusted Sale Price:	\$625,000	Square Footage:	
		Time-adjusted Sale Price:	\$625,000	Living Area:	2,725
		Construction Quality:	Fair	Garage:	528
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1967		

Account #:	R002036	Address:	301 S IOWA ST, GUNNISON		
		Legal:	LOTS 23 & 24, BLOCK 45, ORIGINAL GUNNISON		
		Sale Date:	07/07/2023	# of Improvements	1
		Adjusted Sale Price:	\$428,000	Square Footage:	
		Time-adjusted Sale Price:	\$428,000	Living Area:	1,039
		Construction Quality:	Fair	Finished Basement:	375
		Building Condition:	Average	Unfinished Basement:	238
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1952		

Account #:	R001135	Address:	714 N 14TH ST, GUNNISON		
		Legal:	LOTS 5 & 6, BLOCK 155, WEST GUNNISON		
		Sale Date:	07/31/2023	# of Improvements	1
		Adjusted Sale Price:	\$480,000	Square Footage:	
		Time-adjusted Sale Price:	\$480,000	Living Area:	832
		Construction Quality:	Fair	Garage:	320
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1960		

Account #:	R001645	Address:	318 N PINE ST, GUNNISON		
		Legal:	LOTS 1 & 2, BLOCK 6, ORIGINAL GUNNISON		
		Sale Date:	08/02/2023	# of Improvements	2
		Adjusted Sale Price:	\$895,000	Square Footage, primary improvement:	
		Time-adjusted Sale Price:	\$895,000	Living Area:	823
		Construction Quality:	Average	Garage:	647
		Building Condition:	Good	Square Footage, other improvements:	
		Architectural Style:	CONVENTIONAL	Living Area:	1,590
		Effective Year Built:	2010		

Account #:	R001139	Address:	704 N BOULEVARD ST, GUNNISON		
		Legal:	LOTS 10-12, BLOCK 99, WEST GUNNISON		
	Sale Date:	08/25/2023	# of Improvements	1	
	Adjusted Sale Price:	\$735,000	Square Footage:		
	Time-adjusted Sale Price:	\$735,000	Living Area:	2,267	
	Construction Quality:	Average	Finished Basement:	561	
	Building Condition:	Average	Garage:	832	
	Architectural Style:	SPLIT LEVEL			
	Effective Year Built:	1966			

Account #:	R001159	Address:	700 W RUBY AVE, GUNNISON		
		Legal:	LOTS 13-16, BLOCK 80, WEST GUNNISON		
	Sale Date:	09/25/2023	# of Improvements	2	
	Adjusted Sale Price:	\$650,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$650,000	Living Area:	1,960	
	Construction Quality:	Fair	Garage:	576	
	Building Condition:	Average	Square Footage, other improvements:		
	Architectural Style:	DUPLEX	Living Area:	1,303	
	Effective Year Built:	1976			

Account #:	R001251	Address:	902 W VIRGINIA AVE, GUNNISON		
		Legal:	LOTS 13-15, BLOCK 8, WEST GUNNISON		
	Sale Date:	10/03/2023	# of Improvements	1	
	Adjusted Sale Price:	\$885,000	Square Footage:		
	Time-adjusted Sale Price:	\$885,000	Living Area:	1,604	
	Construction Quality:	Average Plus	Garage:	1,041	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2004			

Account #:	R072955	Address:	805 W DENVER AVE, GUNNISON		
		Legal:	PARCEL B, FORSYTHE SUBDIVISION		
	Sale Date:	11/01/2023	# of Improvements	1	
	Adjusted Sale Price:	\$680,000	Square Footage:		
	Time-adjusted Sale Price:	\$680,000	Living Area:	1,242	
	Construction Quality:	Average	Finished Basement:	1,242	
	Building Condition:	Average	Garage:	1,200	
	Architectural Style:	MODULAR			
	Effective Year Built:	2018			

Account #:	R001257	Address:	218 N 10TH ST, GUNNISON		
		Legal:	LOTS 1-4, BLOCK 9, WEST GUNNISON		
	Sale Date:	10/27/2023	# of Improvements	1	
	Adjusted Sale Price:	\$550,000	Square Footage:		
	Time-adjusted Sale Price:	\$550,000	Living Area:	1,518	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1965			

Account #:	R002002	Address:	312 E GUNNISON AVE, GUNNISON		
		Legal:	LOTS 13 & 14, BLOCK 34, ORIGINAL GUNNISON		
	Sale Date:	11/14/2023	# of Improvements	1	
	Adjusted Sale Price:	\$587,000	Square Footage:		
	Time-adjusted Sale Price:	\$587,000	Living Area:	1,616	
	Construction Quality:	Fair	Unfinished Basement:	400	
	Building Condition:	Average	Garage:	768	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1980			

Account #:	R001149	Address:	706 N 11TH ST, GUNNISON		
		Legal:	LOTS 9 & 10, BLOCK 97, WEST GUNNISON		
	Sale Date:	11/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$441,800	Square Footage:		
	Time-adjusted Sale Price:	\$441,800	Living Area:	1,140	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1974			

Account #:	R001622	Address:	401 N WISCONSIN ST, GUNNISON		
		Legal:	LOTS 13-16, BLOCK 75, FIRST ADDITION TO GUNNISON		
	Sale Date:	12/01/2023	# of Improvements	1	
	Adjusted Sale Price:	\$742,500	Square Footage:		
	Time-adjusted Sale Price:	\$742,500	Living Area:	2,046	
	Construction Quality:	Average	Unfinished Basement:	264	
	Building Condition:	Average	Garage:	250	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1970			

Account #:	R002039	Address:	310 S MAIN ST, GUNNISON		
		Legal:	LOTS 5 & 6, BLOCK 45, ORIGINAL GUNNISON		
	Sale Date:	01/30/2024	# of Improvements	1	
	Adjusted Sale Price:	\$340,000	Square Footage:		
	Time-adjusted Sale Price:	\$340,000	Living Area:	959	
	Construction Quality:	Fair	Unfinished Basement:	120	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1951			

Account #:	R001836	Address:	110 W GOTHIC AVE, GUNNISON		
		Legal:	LOTS 11 & 12, BLOCK 69, FIRST ADDITION TO GUNNISON		
	Sale Date:	04/02/2024	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$500,000	Living Area:	977	
	Construction Quality:	Fair			
	Building Condition:	Below Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1963			

Account #:	R001199	Address:	519 N 12TH ST, GUNNISON		
		Legal:	LOTS 21 & 22, BLOCK 75, WEST GUNNISON		
	Sale Date:	04/12/2024	# of Improvements	1	
	Adjusted Sale Price:	\$484,000	Square Footage:		
	Time-adjusted Sale Price:	\$484,000	Living Area:	960	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1973			

Account #:	R002004	Address:	213 S COLORADO ST, GUNNISON		
		Legal:	LOTS 17 & 18, BLOCK 34, ORIGINAL GUNNISON		
	Sale Date:	05/10/2024	# of Improvements	1	
	Adjusted Sale Price:	\$677,500	Square Footage:		
	Time-adjusted Sale Price:	\$677,500	Living Area:	1,482	
	Construction Quality:	Fair	Finished Basement:	902	
	Building Condition:	Average	Garage:	589	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1995			

Account #:	R001192	Address:	612 W GOTHIC AVE, GUNNISON		
		Legal:	LOTS 8-12, BLOCK 76, WEST GUNNISON		
	Sale Date:	05/08/2024	# of Improvements	5	
	Adjusted Sale Price:	\$765,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$765,000	Living Area:	352	
	Construction Quality:	Fair	Square Footage, other improvements:		
	Building Condition:	Average	Living Area:	2,636	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1980			

PALISADES & MOUNTAIN VIEW - 112000

Account #:	R001472	Address:	913 N PINE ST, GUNNISON		
		Legal:	LOT 16, BLOCK 3, MOUNTAIN VIEW ADDITION TO GUNNISON		
	Sale Date:	07/06/2022	# of Improvements	1	
	Adjusted Sale Price:	\$640,000	Square Footage:		
	Time-adjusted Sale Price:	\$716,352	Living Area:	1,294	
	Construction Quality:	Fair	Finished Basement:	624	
	Building Condition:	Average	Garage:	528	
	Architectural Style:	BI LEVEL			
	Effective Year Built:	1978			

Account #:	R001004	Address:	103 FLORESTA ST, GUNNISON		
		Legal:	PART OF LOTS 7-8, BLOCK 6, PALISADE ADDITION TO GUNNISON		
		Sale Date:	08/25/2022	# of Improvements	1
		Adjusted Sale Price:	\$377,800	Square Footage:	
		Time-adjusted Sale Price:	\$422,872	Living Area:	1,198
		Construction Quality:	Fair	Unfinished Basement:	988
		Building Condition:	Minimum	Garage:	576
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1960		

Account #:	R001078	Address:	710 W SPENCER AVE, GUNNISON		
		Legal:	LOTS 11 & 12, BLOCK 7, PALISADE ADDITION TO GUNNISON		
		Sale Date:	09/16/2022	# of Improvements	1
		Adjusted Sale Price:	\$736,000	Square Footage:	
		Time-adjusted Sale Price:	\$823,805	Living Area:	2,150
		Construction Quality:	Average	Garage:	1,541
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1974		

Account #:	R001497	Address:	723 N PINE ST, GUNNISON		
		Legal:	PART OF LOTS 9 & 10, BLOCK 4, MOUNTAIN VIEW ADDITION TO GUNNISON		
		Sale Date:	09/23/2022	# of Improvements	1
		Adjusted Sale Price:	\$738,000	Square Footage:	
		Time-adjusted Sale Price:	\$826,043	Living Area:	1,795
		Construction Quality:	Average	Garage:	840
		Building Condition:	Excellent		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2017		

Account #:	R001452	Address:	215 W SPENCER AVE, GUNNISON		
		Legal:	LOT 1, BLOCK 1, MOUNTAIN VIEW ADDITION TO GUNNISON		
		Sale Date:	01/20/2023	# of Improvements	1
		Adjusted Sale Price:	\$400,000	Square Footage:	
		Time-adjusted Sale Price:	\$439,200	Living Area:	1,368
		Construction Quality:	Fair	Garage:	520
		Building Condition:	Average		
		Architectural Style:	MODULAR		
		Effective Year Built:	1975		

Account #:	R001010	Address:	119 FLORESTA ST, GUNNISON		
		Legal:	PART OF LOTS 12 & 13, BLOCK 6, PALISADE ADDITION TO GUNNISON		
	Sale Date:	05/25/2023	# of Improvements	1	
	Adjusted Sale Price:	\$599,000	Square Footage:		
	Time-adjusted Sale Price:	\$610,082	Living Area:	1,458	
	Construction Quality:	Fair	Finished Basement:	770	
	Building Condition:	Average	Unfinished Basement:	257	
	Architectural Style:	RANCH	Garage:	432	
	Effective Year Built:	1974			

Account #:	R001480	Address:	917 N SPRUCE ST, GUNNISON		
		Legal:	LOT 1, BLOCK 5, MOUNTAIN VIEW ADDITION TO GUNNISON		
	Sale Date:	08/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$695,000	Square Footage:		
	Time-adjusted Sale Price:	\$695,000	Living Area:	1,777	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1974			

Account #:	R000999	Address:	108 IRWIN ST, GUNNISON		
		Legal:	LOT 11, BLOCK 6, PALISADE ADDITION TO GUNNISON		
	Sale Date:	08/18/2023	# of Improvements	1	
	Adjusted Sale Price:	\$618,000	Square Footage:		
	Time-adjusted Sale Price:	\$618,000	Living Area:	960	
	Construction Quality:	Fair	Finished Basement:	960	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1985			

Account #:	R001466	Address:	320 W LEROY AVE, GUNNISON		
		Legal:	LOT 9, BLOCK 3, MOUNTAIN VIEW ADDITION TO GUNNISON		
	Sale Date:	09/06/2023	# of Improvements	1	
	Adjusted Sale Price:	\$699,000	Square Footage:		
	Time-adjusted Sale Price:	\$699,000	Living Area:	2,286	
	Construction Quality:	Average	Unfinished Basement:	494	
	Building Condition:	Average	Garage:	495	
	Architectural Style:	SPLIT LEVEL			
	Effective Year Built:	1988			

Account #:	R001477	Address:	907 N SPRUCE ST, GUNNISON		
		Legal:	LOT 6, BLOCK 5, MOUNTAIN VIEW ADDITION TO GUNNISON		
	Sale Date:	10/10/2023	# of Improvements	1	
	Adjusted Sale Price:	\$725,000	Square Footage:		
	Time-adjusted Sale Price:	\$725,000	Living Area:	1,495	
	Construction Quality:	Fair Plus	Garage:	506	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1989			

Account #:	R000987	Address:	101 IRWIN ST, GUNNISON		
		Legal:	LOT 39, BLOCK 8, PALISADE ADDITION TO GUNNISON		
	Sale Date:	12/08/2023	# of Improvements	1	
	Adjusted Sale Price:	\$515,000	Square Footage:		
	Time-adjusted Sale Price:	\$515,000	Living Area:	960	
	Construction Quality:	Fair	Finished Basement:	320	
	Building Condition:	Average	Unfinished Basement:	640	
	Architectural Style:	CONVENTIONAL	Garage:	288	
	Effective Year Built:	1971			

VANTUYL VILLAGE - 112100

Account #:	R074116	Address:	308 VAN TUYL CIR, UNIT B, GUNNISON		
		Legal:	UNIT B, 308 VTV TOWNHOMES, GUNNISON, #700679		
	Sale Date:	07/05/2022	# of Improvements	1	
	Adjusted Sale Price:	\$617,000	Square Footage:		
	Time-adjusted Sale Price:	\$690,608	Living Area:	2,026	
	Construction Quality:	Fair Plus	Garage:	440	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2022			

Account #:	R044202	Address:	1114 VULCAN ST, GUNNISON		
		Legal:	LOT 23, VANTUYL VILLAGE SUBDIVISION		
	Sale Date:	07/26/2022	# of Improvements	1	
	Adjusted Sale Price:	\$690,000	Square Footage:		
	Time-adjusted Sale Price:	\$772,317	Living Area:	1,520	
	Construction Quality:	Average	Garage:	420	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2010			

Account #:	R073083	Address:	302 JOSEPH LN, UNIT B, GUNNISON		
		Legal:	UNIT 72F, VAN TUYL TOWNHOMES, GUNNISON		
	Sale Date:	08/16/2022	# of Improvements	1	
	Adjusted Sale Price:	\$308,500	Square Footage:		
	Time-adjusted Sale Price:	\$345,304	Living Area:	576	
	Construction Quality:	Fair Plus	Garage:	288	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2020			

Account #:	R044232	Address:	1203 VAN TUYL CIR, GUNNISON		
		Legal:	LOT 52, VANTUYL VILLAGE SUBDIVISION		
	Sale Date:	09/23/2022	# of Improvements	1	
	Adjusted Sale Price:	\$665,000	Square Footage:		
	Time-adjusted Sale Price:	\$744,334	Living Area:	1,766	
	Construction Quality:	Average	Garage:	528	
	Building Condition:	Very Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2017			

Account #:	R044212	Address:	314 W SPENCER AVE, GUNNISON		
		Legal:	LOT 33, VANTUYL VILLAGE SUBDIVISION		
	Sale Date:	09/28/2022	# of Improvements	1	
	Adjusted Sale Price:	\$665,000	Square Footage:		
	Time-adjusted Sale Price:	\$744,334	Living Area:	1,716	
	Construction Quality:	Average	Garage:	484	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2006			

Account #:	R074085	Address:	313 VAN TUYL CIR, UNIT A, GUNNISON		
		Legal:	UNIT 64B, VAN TUYL TOWNHOMES, GUNNISON		
	Sale Date:	09/28/2022	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$559,650	Living Area:	1,053	
	Construction Quality:	Fair Plus	Garage:	288	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2022			

Account #:	R073078	Address:	306 JOSEPH LN, UNIT A, GUNNISON		
		Legal:	UNIT 72A, VAN TUYL TOWNHOMES, GUNNISON		
		Sale Date:	11/01/2022	# of Improvements	1
		Adjusted Sale Price:	\$490,000	Square Footage:	
		Time-adjusted Sale Price:	\$548,457	Living Area:	1,053
		Construction Quality:	Fair Plus	Garage:	288
		Building Condition:	Excellent		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2020		

Account #:	R072107	Address:	304 VAN TUYL CIR, UNIT C, GUNNISON		
		Legal:	UNIT 77C, VAN TUYL TOWNHOMES, GUNNISON		
		Sale Date:	05/12/2023	# of Improvements	1
		Adjusted Sale Price:	\$380,000	Square Footage:	
		Time-adjusted Sale Price:	\$387,030	Living Area:	1,080
		Construction Quality:	Fair Plus		
		Building Condition:	Average		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2007		

Account #:	R044234	Address:	1207 VAN TUYL CIR, UNIT B, GUNNISON		
		Legal:	LOT 54, VANTUYL VILLAGE SUBDIVISION		
		Sale Date:	07/24/2023	# of Improvements	1
		Adjusted Sale Price:	\$710,000	Square Footage:	
		Time-adjusted Sale Price:	\$710,000	Living Area:	1,628
		Construction Quality:	Average		
		Building Condition:	Excellent		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2016		

Account #:	R044182	Address:	128 COUNTY ROAD 13, GUNNISON		
		Legal:	LOT 3, VANTUYL VILLAGE SUBDIVISION		
		Sale Date:	08/18/2023	# of Improvements	1
		Adjusted Sale Price:	\$800,000	Square Footage:	
		Time-adjusted Sale Price:	\$800,000	Living Area:	1,224
		Construction Quality:	Average	Finished Basement:	1,224
		Building Condition:	Excellent	Garage:	728
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2020		

Account #:	R044230	Address:	1117 VAN TUYL CIR, GUNNISON		
		Legal:	LOT 50, VANTUYL VILLAGE SUBDIVISION		
	Sale Date:	10/02/2023	# of Improvements	1	
	Adjusted Sale Price:	\$798,000	Square Footage:		
	Time-adjusted Sale Price:	\$798,000	Living Area:	1,895	
	Construction Quality:	Average	Garage:	480	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2010			

Account #:	R044234	Address:	1207 VAN TUYL CIR, UNIT B, GUNNISON		
		Legal:	LOT 54, VANTUYL VILLAGE SUBDIVISION		
	Sale Date:	10/02/2023	# of Improvements	1	
	Adjusted Sale Price:	\$710,000	Square Footage:		
	Time-adjusted Sale Price:	\$710,000	Living Area:	1,628	
	Construction Quality:	Average			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:				

Account #:	R073863	Address:	300 TYLER LN, UNIT B, GUNNISON		
		Legal:	UNIT 67F, VAN TUYL TOWNHOMES, GUNNISON		
	Sale Date:	11/27/2023	# of Improvements	1	
	Adjusted Sale Price:	\$350,000	Square Footage:		
	Time-adjusted Sale Price:	\$350,000	Living Area:	576	
	Construction Quality:	Fair Plus	Garage:	288	
	Building Condition:	Very Good			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2021			

Account #:	R044232	Address:	1203 VAN TUYL CIR, GUNNISON		
		Legal:	LOT 52, VANTUYL VILLAGE SUBDIVISION		
	Sale Date:	01/04/2024	# of Improvements	1	
	Adjusted Sale Price:	\$756,000	Square Footage:		
	Time-adjusted Sale Price:	\$756,000	Living Area:	1,766	
	Construction Quality:	Average	Garage:	528	
	Building Condition:	Very Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2017			

Account #:	R072616	Address:	307 JOSEPH LN, UNIT D, GUNNISON		
		Legal:	UNIT 76D, VAN TUYL TOWNHOMES, GUNNISON		
	Sale Date:	01/31/2024	# of Improvements	1	
	Adjusted Sale Price:	\$385,000	Square Footage:		
	Time-adjusted Sale Price:	\$385,000	Living Area:	1,598	
	Construction Quality:	Fair Plus	Garage:	340	
	Building Condition:	Good			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2018			

Account #:	R073858	Address:	304 TYLER LN, UNIT A, GUNNISON		
		Legal:	UNIT 67A, VAN TUYL TOWNHOMES, GUNNISON		
	Sale Date:	03/27/2024	# of Improvements	1	
	Adjusted Sale Price:	\$547,000	Square Footage:		
	Time-adjusted Sale Price:	\$547,000	Living Area:	1,192	
	Construction Quality:	Fair Plus	Garage:	288	
	Building Condition:	Very Good			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2021			

Account #:	R074115	Address:	308 VAN TUYL CIR, UNIT A, GUNNISON		
		Legal:	UNIT A, 308 VTV TOWNHOMES, GUNNISON		
	Sale Date:	05/28/2024	# of Improvements	1	
	Adjusted Sale Price:	\$700,000	Square Footage:		
	Time-adjusted Sale Price:	\$700,000	Living Area:	2,026	
	Construction Quality:	Fair Plus	Garage:	440	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2022			

GIL'S ADDITION – 113000

Account #:	R000956	Address:	805 N BOULEVARD ST, GUNNISON		
		Legal:	LOTS 13-18, BLOCK 8, GILL'S ADDITION TO GUNNISON		
		Sale Date:	08/01/2022	# of Improvements	1
		Adjusted Sale Price:	\$662,000	Square Footage:	
		Time-adjusted Sale Price:	\$740,977	Living Area:	2,366
		Construction Quality:	Average	Garage:	315
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1950		

Account #:	R072282	Address:	900 N 11TH ST, GUNNISON		
		Legal:	LOTS 10-12 AND A PORTION OF ADJACENT STREET, BLOCK 4, GILL'S ADDITION TO GUNNISON		
		Sale Date:	06/20/2023	# of Improvements	1
		Adjusted Sale Price:	\$725,000	Square Footage:	
		Time-adjusted Sale Price:	\$725,000	Living Area:	2,128
		Construction Quality:	Fair	Unfinished Basement:	2,128
		Building Condition:	Average	Garage:	1,600
		Architectural Style:	MODULAR		
		Effective Year Built:	1992		

MEADOWS - 113500

Account #:	R043351	Address:	910 SUNNY SLOPE DR, GUNNISON		
		Legal:	LOT 28, MEADOWS VILLAGE SUBDIVISION		
		Sale Date:	08/21/2022	# of Improvements	1
		Adjusted Sale Price:	\$690,000	Square Footage:	
		Time-adjusted Sale Price:	\$772,317	Living Area:	2,262
		Construction Quality:	Average	Garage:	616
		Building Condition:	Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2015		

Account #:	R043350	Address:	908 SUNNY SLOPE DR, GUNNISON		
		Legal:	LOT 27, MEADOWS VILLAGE SUBDIVISION		
		Sale Date:	01/09/2023	# of Improvements	1
		Adjusted Sale Price:	\$599,000	Square Footage:	
		Time-adjusted Sale Price:	\$657,702	Living Area:	1,836
		Construction Quality:	Average	Garage:	552
		Building Condition:	Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2008		

Account #:	R043341	Address:	802 SUNNY SLOPE DR, GUNNISON		
		Legal:	LOT 18, MEADOWS VILLAGE SUBDIVISION		
	Sale Date:	09/21/2023	# of Improvements	1	
	Adjusted Sale Price:	\$607,000	Square Footage:		
	Time-adjusted Sale Price:	\$607,000	Living Area:	1,467	
	Construction Quality:	Average	Garage:	501	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2005			

MEADOW VISTA SOUTH & TERRA VISTA SOUTH - 113600

Account #:	R072920	Address:	604 CARBON CT, GUNNISON		
		Legal:	LOT 6, TERRA VISTA SOUTH SUBDIVISION		
	Sale Date:	02/03/2023	# of Improvements	1	
	Adjusted Sale Price:	\$690,000	Square Footage:		
	Time-adjusted Sale Price:	\$743,268	Living Area:	1,650	
	Construction Quality:	Average	Garage:	552	
	Building Condition:	Excellent			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2021			

Account #:	R044386	Address:	723 ANDREW LN, GUNNISON		
		Legal:	LOT 2, MEADOW VISTA SOUTH SUBDIVISION		
	Sale Date:	12/13/2023	# of Improvements	1	
	Adjusted Sale Price:	\$800,000	Square Footage:		
	Time-adjusted Sale Price:	\$800,000	Living Area:	2,351	
	Construction Quality:	Average	Garage:	576	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2015			

Account #:	R072918	Address:	600 CARBON CT, GUNNISON		
		Legal:	LOT 4, TERRA VISTA SOUTH SUBDIVISION		
	Sale Date:	05/09/2024	# of Improvements	1	
	Adjusted Sale Price:	\$740,000	Square Footage:		
	Time-adjusted Sale Price:	\$740,000	Living Area:	1,632	
	Construction Quality:	Average	Garage:	576	
	Building Condition:	Very Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2020			

Account #:	R044406	Address:	716 ANDREW LN, GUNNISON		
		Legal:	LOT 22, MEADOW VISTA SOUTH SUBDIVISION		
	Sale Date:	06/25/2024	# of Improvements	1	
	Adjusted Sale Price:	\$675,000	Square Footage:		
	Time-adjusted Sale Price:	\$675,000	Living Area:	1,230	
	Construction Quality:	Average	Garage:	533	
	Building Condition:	Very Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2021			

RAINBOW MEADOWS ESTATES – 113700

Account #:	R040345	Address:	120 DIAMOND LN, GUNNISON		
		Legal:	LOT 7, RAINBOW MEADOWS ESTATES SUBDIVISION		
	Sale Date:	07/11/2023	# of Improvements	1	
	Adjusted Sale Price:	\$605,000	Square Footage:		
	Time-adjusted Sale Price:	\$605,000	Living Area:	1,620	
	Construction Quality:	Fair Plus	Garage:	576	
	Building Condition:	Average			
	Architectural Style:	MODULAR			
	Effective Year Built:	2001			

Account #:	R040350	Address:	110 DIAMOND LN, GUNNISON		
		Legal:	LOT 12, RAINBOW MEADOWS ESTATES SUBDIVISION		
	Sale Date:	08/29/2023	# of Improvements	1	
	Adjusted Sale Price:	\$640,000	Square Footage:		
	Time-adjusted Sale Price:	\$640,000	Living Area:	1,776	
	Construction Quality:	Average	Garage:	652	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2004			

W MOUNTAIN RANCH - 113750

Account #:	R040737	Address:	418 S TAYLOR ST, GUNNISON		
		Legal:	LOT 16, W MOUNTAIN RANCH SUBDIVISION		
	Sale Date:	08/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$985,000	Square Footage:		
	Time-adjusted Sale Price:	\$985,000	Living Area:	3,806	
	Construction Quality:	Good	Garage:	494	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2005			

Account #:	R072148	Address:	109 E SAN JUAN AVE, GUNNISON		
		Legal:	LOT 34, W MOUNTAIN RANCH SUBDIVISION		
	Sale Date:	03/01/2024	# of Improvements	1	
	Adjusted Sale Price:	\$1,050,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,050,000	Living Area:	2,945	
	Construction Quality:	Good	Garage:	784	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2017			

SUN SPOT - 113800

Account #:	R032182	Address:	505 N 8TH ST, GUNNISON		
		Legal:	LOT 7, SUNSPOT SUBDIVISION		
	Sale Date:	01/29/2024	# of Improvements	1	
	Adjusted Sale Price:	\$549,000	Square Footage:		
	Time-adjusted Sale Price:	\$549,000	Living Area:	1,060	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	MODULAR			
	Effective Year Built:	1994			

Account #:	R032198	Address:	502 N 7TH ST, GUNNISON		
		Legal:	LOT 23, SUNSPOT SUBDIVISION		
	Sale Date:	04/17/2024	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$500,000	Living Area:	1,404	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	MODULAR			
	Effective Year Built:	1998			

Account #:	R032187	Address:	405 N 8TH ST, GUNNISON		
		Legal:	LOT 12, SUNSPOT SUBDIVISION		
	Sale Date:	06/28/2024	# of Improvements	1	
	Adjusted Sale Price:	\$587,000	Square Footage:		
	Time-adjusted Sale Price:	\$587,000	Living Area:	1,233	
	Construction Quality:	Average	Garage:	400	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1998			

Account #:	R043469	Address:	409 S 12TH ST, GUNNISON		
		Legal:	LOTS 19 & 20, BLOCK 43, WEST GUNNISON		
	Sale Date:	09/14/2022	# of Improvements	1	
	Adjusted Sale Price:	\$315,000	Square Footage:		
	Time-adjusted Sale Price:	\$352,580	Living Area:	1,092	
	Construction Quality:	Fair			
	Building Condition:	Below Average			
	Architectural Style:	DUPLEX			
	Effective Year Built:	1965			

Account #:	R002299	Address:	502 S 11TH ST, GUNNISON		
		Legal:	LOTS 7-12 AND ADJACENT ALLEY, BLOCK 53, WEST GUNNISON		
	Sale Date:	03/16/2023	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$528,550	Living Area:	1,788	
	Construction Quality:	Average	Garage:	1,346	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1975			

Account #:	R044064	Address:	314 S 11TH ST, UNIT 4, GUNNISON		
		Legal:	UNIT 4, BLUE MESA TOWNHOMES, GUNNISON		
	Sale Date:	08/23/2023	# of Improvements	1	
	Adjusted Sale Price:	\$423,000	Square Footage:		
	Time-adjusted Sale Price:	\$423,000	Living Area:	1,120	
	Construction Quality:	Fair	Finished Basement:	560	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2006			

Account #:	R002188	Address:	613 W NEW YORK AVE, GUNNISON		
		Legal:	LOTS 1-5 AND ADJACENT ALLEY, BLOCK 28, WEST GUNNISON		
	Sale Date:	09/29/2023	# of Improvements	4	
	Adjusted Sale Price:	\$640,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$640,000	Living Area:	2,656	
	Construction Quality:	Fair	Square Footage, other improvements:		
	Building Condition:	Average	Living Area:	2,147	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1959			

Account #:	R002292	Address:	403 S 14TH ST, GUNNISON		
		Legal:	LOTS 19-22, BLOCK 41, WEST GUNNISON		
		Sale Date:	01/24/2024	# of Improvements	1
		Adjusted Sale Price:	\$620,000	Square Footage:	
		Time-adjusted Sale Price:	\$620,000	Living Area:	1,757
		Construction Quality:	Fair	Garage:	400
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1985		

DEED RESTRICTED – 114500

Account #:	R073748	Address:	115 CHIPETA CT, GUNNISON		
		Legal:	LOT 6, LAZY K SUBDIVISION		
		Sale Date:	08/25/2022	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$300,276	Living Area:	741
		Construction Quality:	Average		
		Building Condition:	Very Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2021		

Account #:	R073746	Address:	106 CHIPETA CT, GUNNISON		
		Legal:	LOT 4, LAZY K SUBDIVISION		
		Sale Date:	08/25/2022	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$300,276	Living Area:	741
		Construction Quality:	Average		
		Building Condition:	Very Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2021		

Account #:	R073744	Address:	102 CHIPETA CT, GUNNISON		
		Legal:	LOT 2, LAZY K SUBDIVISION		
		Sale Date:	08/25/2022	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$300,276	Living Area:	661
		Construction Quality:	Fair		
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1981		

Account #:	R073750	Address:	111 CHIPETA CT, GUNNISON		
		Legal:	LOT 8, LAZY K SUBDIVISION		
		Sale Date:	08/25/2022	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$300,276	Living Area:	760
		Construction Quality:	Average		
		Building Condition:	Very Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2021		

Account #:	R071522	Address:	209 S 6TH ST, GUNNISON		
		Legal:	PARCEL 5, WILLS WAY COMMUNITY SUBDIVISION		
		Sale Date:	12/15/2022	# of Improvements	1
		Adjusted Sale Price:	\$283,500	Square Footage:	
		Time-adjusted Sale Price:	\$317,322	Living Area:	1,280
		Construction Quality:	Average		
		Building Condition:	Excellent		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2022		

Account #:	R074311	Address:	100 OURAY LN, UNIT C, GUNNISON		
		Legal:	UNIT C, BUILDING 100, LAZY K TOWNHOMES, GUNNISON		
		Sale Date:	01/12/2023	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$294,562	Living Area:	1,283
		Construction Quality:	Fair		
		Building Condition:	Excellent		
		Architectural Style:			
		Effective Year Built:	2022		

Account #:	R074326	Address:	107 OURAY LN, UNIT D, GUNNISON		
		Legal:	UNIT D, BUILDING 107, LAZY K TOWNHOMES		
		Sale Date:	01/12/2023	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$294,562	Living Area:	1,282
		Construction Quality:	Fair Plus		
		Building Condition:	Excellent		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2022		

Account #:	R074319	Address:	104 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 104, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	01/12/2023	# of Improvements	1	
	Adjusted Sale Price:	\$317,683	Square Footage:		
	Time-adjusted Sale Price:	\$348,816	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074320	Address:	104 OURAY LN, UNIT C, GUNNISON		
		Legal:	UNIT C, BUILDING 104, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	01/12/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$294,562	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074314	Address:	102 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 102, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	02/07/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,629,892	Square Footage:		
	Time-adjusted Sale Price:	\$1,755,720	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074315	Address:	102 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 102, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	02/07/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,629,892	Square Footage:		
	Time-adjusted Sale Price:	\$1,755,720	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074316	Address:	102 OURAY LN, UNIT C, GUNNISON		
		Legal:	UNIT C, BUILDING 102, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	02/07/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,629,892	Square Footage:		
	Time-adjusted Sale Price:	\$1,755,720	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074317	Address:	102 OURAY LN, UNIT D, GUNNISON		
		Legal:	UNIT D, BUILDING 102, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	02/07/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,629,892	Square Footage:		
	Time-adjusted Sale Price:	\$1,755,720	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074313	Address:	100 OURAY LN, UNIT E, GUNNISON		
		Legal:	UNIT E, BUILDING 100, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	02/21/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$288,982	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074309	Address:	100 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 100, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	02/21/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$288,982	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074325	Address:	107 OURAY LN, UNIT C, GUNNISON		
		Legal:	UNIT C, BUILDING 107, LAZY K TOWNHOMES		
	Sale Date:	03/03/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$283,589	Living Area:	1,282	
	Construction Quality:	Fair Plus			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074324	Address:	107 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 107, LAZY K TOWNHOMES		
	Sale Date:	03/21/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$283,589	Living Area:	1,282	
	Construction Quality:	Fair Plus			
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2022			

Account #:	R074323	Address:	107 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 107, LAZY K TOWNHOMES		
	Sale Date:	03/14/2023	# of Improvements	1	
	Adjusted Sale Price:	\$407,473	Square Footage:		
	Time-adjusted Sale Price:	\$430,740	Living Area:	1,282	
	Construction Quality:	Fair Plus			
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

Account #:	R074318	Address:	104 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 104, LAZY K TOWNHOMES, GUNNISON		
	Sale Date:	03/14/2023	# of Improvements	1	
	Adjusted Sale Price:	\$417,683	Square Footage:		
	Time-adjusted Sale Price:	\$441,533	Living Area:	1,283	
	Construction Quality:	Fair			
	Building Condition:	Excellent			
	Architectural Style:				
	Effective Year Built:	2022			

Account #:	R074310	Address:	100 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 100, LAZY K TOWNHOMES, GUNNISON		
		Sale Date:	04/24/2023	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$278,331	Living Area:	1,283
		Construction Quality:	Fair		
		Building Condition:	Excellent		
		Architectural Style:			
		Effective Year Built:	2022		

Account #:	R074427	Address:	110 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 110, LAZY K TOWNHOMES		
		Sale Date:	06/02/2023	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$268,271	Living Area:	672
		Construction Quality:	Fair	Garage:	336
		Building Condition:	Excellent		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2023		

Account #:	R074312	Address:	100 OURAY LN, UNIT D, GUNNISON		
		Legal:	UNIT D, BUILDING 100, LAZY K TOWNHOMES, GUNNISON		
		Sale Date:	06/02/2023	# of Improvements	1
		Adjusted Sale Price:	\$268,271	Square Footage:	
		Time-adjusted Sale Price:	\$268,271	Living Area:	1,283
		Construction Quality:	Fair		
		Building Condition:	Excellent		
		Architectural Style:			
		Effective Year Built:	2022		

Account #:	R074428	Address:	112 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 112, LAZY K TOWNHOMES		
		Sale Date:	06/02/2023	# of Improvements	1
		Adjusted Sale Price:	\$425,000	Square Footage:	
		Time-adjusted Sale Price:	\$425,000	Living Area:	1,376
		Construction Quality:	Fair	Garage:	305
		Building Condition:	Excellent		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2023		

Account #:	R074421	Address:	106 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 106, LAZY K TOWNHOMES		
	Sale Date:	06/02/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$268,271	Living Area:	748	
	Construction Quality:	Fair	Garage:	388	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

Account #:	R074429	Address:	112 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 112, LAZY K SUBDIVISION		
	Sale Date:	06/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$267,271	Square Footage:		
	Time-adjusted Sale Price:	\$267,271	Living Area:	748	
	Construction Quality:	Fair	Garage:	388	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

Account #:	R074423	Address:	108 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 108, LAZY K TOWNHOMES		
	Sale Date:	06/27/2023	# of Improvements	1	
	Adjusted Sale Price:	\$268,271	Square Footage:		
	Time-adjusted Sale Price:	\$268,271	Living Area:	672	
	Construction Quality:	Fair	Garage:	336	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

Account #:	R074426	Address:	110 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 110, LAZY K TOWNHOMES		
	Sale Date:	07/07/2023	# of Improvements	1	
	Adjusted Sale Price:	\$425,000	Square Footage:		
	Time-adjusted Sale Price:	\$425,000	Living Area:	1,152	
	Construction Quality:	Fair	Garage:	336	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

Account #:	R074433	Address:	105 OURAY LN, UNIT D, GUNNISON		
		Legal:	UNIT D, BUILDING 105, LAZY K TOWNHOMES		
		Sale Date:	08/28/2023	# of Improvements	1
		Adjusted Sale Price:	\$218,500	Square Footage:	
		Time-adjusted Sale Price:	\$218,500	Living Area:	825
		Construction Quality:	Average		
		Building Condition:	Average		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2020		

Account #:	R074325	Address:	107 OURAY LN, UNIT C, GUNNISON		
		Legal:	UNIT C, BUILDING 107, LAZY K TOWNHOMES		
		Sale Date:	09/05/2023	# of Improvements	1
		Adjusted Sale Price:	\$278,151	Square Footage:	
		Time-adjusted Sale Price:	\$278,151	Living Area:	1,282
		Construction Quality:	Fair Plus		
		Building Condition:	Excellent		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2022		

Account #:	R074434	Address:	105 OURAY LN, UNIT E, GUNNISON		
		Legal:	UNIT E, BUILDING 105, LAZY K TOWNHOMES		
		Sale Date:	09/13/2023	# of Improvements	1
		Adjusted Sale Price:	\$214,000	Square Footage:	
		Time-adjusted Sale Price:	\$214,000	Living Area:	825
		Construction Quality:	Average		
		Building Condition:	Average		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2020		

Account #:	R074432	Address:	105 OURAY LN, UNIT C, GUNNISON		
		Legal:	UNIT C, BUILDING 105, LAZY K TOWNHOMES		
		Sale Date:	09/13/2023	# of Improvements	1
		Adjusted Sale Price:	\$228,300	Square Footage:	
		Time-adjusted Sale Price:	\$228,300	Living Area:	1,008
		Construction Quality:	Average		
		Building Condition:	Average		
		Architectural Style:	TOWNHOUSE		
		Effective Year Built:	2020		

Account #:	R074435	Address:	105 OURAY LN, UNIT F, GUNNISON		
		Legal:	UNIT F, BUILDING 105, LAZY K TOWNHOMES		
	Sale Date:	09/26/2023	# of Improvements	1	
	Adjusted Sale Price:	\$169,900	Square Footage:		
	Time-adjusted Sale Price:	\$169,900	Living Area:	450	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2020			

Account #:	R073751	Address:	109 CHIPETA CT, GUNNISON		
		Legal:	LOT 9, LAZY K SUBDIVISION		
	Sale Date:	10/20/2023	# of Improvements	1	
	Adjusted Sale Price:	\$242,123	Square Footage:		
	Time-adjusted Sale Price:	\$242,123	Living Area:	661	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2000			

Account #:	R074431	Address:	105 OURAY LN, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 105, LAZY K TOWNHOMES		
	Sale Date:	11/04/2023	# of Improvements	1	
	Adjusted Sale Price:	\$428,300	Square Footage:		
	Time-adjusted Sale Price:	\$428,300	Living Area:	1,344	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2020			

Account #:	R074580	Address:	1428 W GUNNISON AVE, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 1428, LAZY K TOWNHOMES		
	Sale Date:	01/23/2024	# of Improvements	1	
	Adjusted Sale Price:	\$363,500	Square Footage:		
	Time-adjusted Sale Price:	\$363,500	Living Area:	785	
	Construction Quality:	Average	Garage:	292	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

Account #:	R074430	Address:	105 OURAY LN, UNIT A, GUNNISON		
		Legal:	UNIT A, BUILDING 105. LAZY K TOWNHOMES		
	Sale Date:	05/03/2024	# of Improvements	1	
	Adjusted Sale Price:	\$408,900	Square Footage:		
	Time-adjusted Sale Price:	\$408,900	Living Area:	1,344	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2020			

Account #:	R074581	Address:	1428 W GUNNISON AVE, UNIT B, GUNNISON		
		Legal:	UNIT B, BUILDING 1428, LAZY K TOWNHOMES		
	Sale Date:	06/07/2024	# of Improvements	1	
	Adjusted Sale Price:	\$428,300	Square Footage:		
	Time-adjusted Sale Price:	\$428,300	Living Area:	1,298	
	Construction Quality:	Average	Garage:	292	
	Building Condition:	Excellent			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2023			

ROCK CREEK VILLAGE – 114510

Account #:	R041500	Address:	1408 ROCK CREEK RD, GUNNISON		
		Legal:	UNIT 9, ROCK CREEK VILLAGE SUBDIVISION		
	Sale Date:	08/22/2022	# of Improvements	1	
	Adjusted Sale Price:	\$215,322	Square Footage:		
	Time-adjusted Sale Price:	\$241,010	Living Area:	1,152	
	Construction Quality:	Fair	Garage:	352	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2001			

RESIDENTIAL IN COMMERCIAL - 115000

Account #:	R074031	Address:	804 COLLEGE AVE, UNIT 20, GUNNISON		
		Legal:	UNIT 9, THE LOFTS TOWNHOMES, GUNNISON		
	Sale Date:	07/06/2022	# of Improvements	1	
	Adjusted Sale Price:	\$575,000	Square Footage:		
	Time-adjusted Sale Price:	\$643,598	Living Area:	2,117	
	Construction Quality:	Average Plus	Garage:	545	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2009			

Account #:	R074032	Address:	804 COLLEGE AVE, UNIT 30, GUNNISON		
		Legal:	UNIT 10, THE LOFTS TOWNHOMES, GUNNISON		
	Sale Date:	07/11/2022	# of Improvements	1	
	Adjusted Sale Price:	\$570,000	Square Footage:		
	Time-adjusted Sale Price:	\$638,001	Living Area:	2,017	
	Construction Quality:	Average Plus	Garage:	545	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2009			

Account #:	R001827	Address:	609 N MAIN ST, GUNNISON		
		Legal:	LOTS 17-19 & PART OF LOT 20, BLOCK 60, FIRST ADDITION TO GUNNISON		
	Sale Date:	08/01/2022	# of Improvements	2	
	Adjusted Sale Price:	\$650,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$727,545	Living Area:	2,245	
	Construction Quality:	Fair	Unfinished Basement:	288	
	Building Condition:	Average	Square Footage, other improvements:		
	Architectural Style:	CONVENTIONAL	Living Area:	960	
	Effective Year Built:	2009	Garage:	960	

Account #:	R074037	Address:	902 COLLEGE AVE, UNIT 20, GUNNISON		
		Legal:	UNIT 15, THE LOFTS TOWNHOMES, GUNNISON		
	Sale Date:	08/09/2022	# of Improvements	1	
	Adjusted Sale Price:	\$630,000	Square Footage:		
	Time-adjusted Sale Price:	\$705,159	Living Area:	2,117	
	Construction Quality:	Average Plus	Garage:	545	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2009			

Account #:	R074026	Address:	800 COLLEGE AVE, UNIT 40, GUNNISON		
		Legal:	UNIT 4, THE LOFTS TOWNHOMES, GUNNISON		
	Sale Date:	08/05/2022	# of Improvements	1	
	Adjusted Sale Price:	\$575,000	Square Footage:		
	Time-adjusted Sale Price:	\$643,598	Living Area:	2,117	
	Construction Quality:	Average Plus	Garage:	545	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2009			

Account #:	R001120 & M000118	Address:	117 N 7TH ST, GUNNISON		
	(info shown for R001120)	Legal:	LOTS 20 & 21, BLOCK 113, WEST GUNNISON		
	Sale Date:	08/31/2022	# of Improvements	1	
	Adjusted Sale Price:	\$485,000	Square Footage:		
	Time-adjusted Sale Price:	\$542,860	Living Area:	818	
	Construction Quality:	Fair	Garage:	636	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1940			

Account #:	R074035	Address:	804 COLLEGE AVE, UNIT 60, GUNNISON		
		Legal:	UNIT 13, THE LOFTS TOWNHOMES, GUNNISON		
	Sale Date:	09/15/2022	# of Improvements	1	
	Adjusted Sale Price:	\$625,000	Square Footage:		
	Time-adjusted Sale Price:	\$699,562	Living Area:	2,052	
	Construction Quality:	Average Plus	Garage:	545	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2009			

Account #:	R002071	Address:	117 S WISCONSIN ST, GUNNISON		
		Legal:	LOTS 15-17, BLOCK 148, WEST GUNNISON		
	Sale Date:	11/28/2022	# of Improvements	1	
	Adjusted Sale Price:	\$420,000	Square Footage:		
	Time-adjusted Sale Price:	\$470,106	Living Area:	1,870	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1955			

Account #:	R001743	Address:	509 N COLORADO ST, GUNNISON		
		Legal:	LOTS 16-18, BLOCK 66, FIRST ADDITION TO GUNNISON		
	Sale Date:	02/14/2023	# of Improvements	1	
	Adjusted Sale Price:	\$495,000	Square Footage:		
	Time-adjusted Sale Price:	\$533,214	Living Area:	1,404	
	Construction Quality:	Fair	Finished Basement:	552	
	Building Condition:	Average	Unfinished Basement:	535	
	Architectural Style:	CONVENTIONAL	Garage:	306	
	Effective Year Built:	1970			

Account #:	R001332	Address:	618 W TOMICHI AVE, GUNNISON		
		Legal:	PART OF LOTS 8-12, BLOCK 14, WEST GUNNISON		
	Sale Date:	03/03/2023	# of Improvements	1	
	Adjusted Sale Price:	\$400,000	Square Footage:		
	Time-adjusted Sale Price:	\$422,840	Living Area:	1,736	
	Construction Quality:	Fair			
	Building Condition:	Below Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1965			

Account #:	R002173	Address:	109 S BOULEVARD ST, GUNNISON		
		Legal:	LOTS 18-20, BLOCK 25, WEST GUNNISON		
	Sale Date:	03/08/2023	# of Improvements	1	
	Adjusted Sale Price:	\$465,000	Square Footage:		
	Time-adjusted Sale Price:	\$491,552	Living Area:	1,450	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1969			

Account #:	R002228	Address:	102 S 8TH ST, GUNNISON		
		Legal:	LOTS 1 & 2, BLOCK 21, WEST GUNNISON		
	Sale Date:	04/05/2023	# of Improvements	1	
	Adjusted Sale Price:	\$468,500	Square Footage:		
	Time-adjusted Sale Price:	\$486,069	Living Area:	1,344	
	Construction Quality:	Fair	Garage:	630	
	Building Condition:	Average			
	Architectural Style:	MODULAR			
	Effective Year Built:	1996			

Account #:	R001702	Address:	624 N MAIN ST, GUNNISON		
		Legal:	LOTS 1-7, BLOCK 61, FIRST ADDITION TO GUNNISON		
	Sale Date:	11/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$925,000	Square Footage:		
	Time-adjusted Sale Price:	\$925,000	Living Area:	7,624	
	Construction Quality:	Low			
	Building Condition:	Average			
	Architectural Style:	APARTMENTS			
	Effective Year Built:	1960			

Account #:	R001310	Address:	204 N 12TH ST, GUNNISON		
		Legal:	LOTS 8, 9 & PART OF LOT 10, BLOCK 11, WEST GUNNISON		
	Sale Date:	11/16/2023	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$500,000	Living Area:	1,152	
	Construction Quality:	Fair			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1985			

Account #:	R074028	Address:	800 COLLEGE AVE, UNIT 60, GUNNISON		
		Legal:	UNIT 6, THE LOFTS TOWNHOMES, GUNNISON		
	Sale Date:	05/16/2024	# of Improvements	1	
	Adjusted Sale Price:	\$645,000	Square Footage:		
	Time-adjusted Sale Price:	\$645,000	Living Area:	2,117	
	Construction Quality:	Average Plus	Garage:	545	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2009			

FRED LONG TRACTS - 116000

Account #:	R002443	Address:	1000 US HIGHWAY 50, GUNNISON		
		Legal:	PART OF TRACT B, FRED LONG TRACTS SUBDIVISION		
	Sale Date:	12/16/2022	# of Improvements	1	
	Adjusted Sale Price:	\$555,900	Square Footage:		
	Time-adjusted Sale Price:	\$622,219	Living Area:	1,424	
	Construction Quality:	Fair Plus	Garage:	1,176	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1985			

ANTELOPE HILLS – 117010

Account #:	R009927	Address:	1106 ANTELOPE RD, ANTELOPE CREEK AREA		
		Legal:	LOT 14, BLOCK 1, ANTELOPE HILLS SUBDIVISION II		
	Sale Date:	10/27/2022	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$559,650	Living Area:	1,848	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1979			

Account #:	R009907	Address:	791 ANTELOPE RD, ANTELOPE CREEK AREA		
		Legal:	LOT 7, BLOCK 2, ANTELOPE HILLS SUBDIVISION II		
	Sale Date:	04/10/2023	# of Improvements	1	
	Adjusted Sale Price:	\$539,000	Square Footage:		
	Time-adjusted Sale Price:	\$559,212	Living Area:	1,296	
	Construction Quality:	Average	Garage:	1,884	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1980			

Account #:	R009917	Address:	708 ANTELOPE RD, ANTELOPE CREEK AREA		
		Legal:	LOT 3, BLOCK 1, ANTELOPE HILLS SUBDIVISION II		
	Sale Date:	07/25/2023	# of Improvements	1	
	Adjusted Sale Price:	\$473,000	Square Footage:		
	Time-adjusted Sale Price:	\$473,000	Living Area:	1,038	
	Construction Quality:	Fair	Finished Basement:	1,007	
	Building Condition:	Average	Garage:	528	
	Architectural Style:	BI LEVEL			
	Effective Year Built:	1979			

Account #:	R032064	Address:	950 ANTELOPE RD, ANTELOPE CREEK AREA		
		Legal:	LOT 11, BLOCK 1, ANTELOPE HILLS SUBDIVISION II		
		Sale Date:	03/08/2024	# of Improvements	1
		Adjusted Sale Price:	\$525,800	Square Footage:	
		Time-adjusted Sale Price:	\$525,800	Living Area:	880
		Construction Quality:	Fair	Finished Basement:	572
		Building Condition:	Average	Garage:	440
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	2005		

PANOVVIEW PARK - 117020

Account #:	R030426	Address:	121 CROCUS RD, HARTMAN ROCKS AREA		
		Legal:	LOT 30, PANOVVIEW PARK SUBDIVISION		
		Sale Date:	02/27/2023	# of Improvements	1
		Adjusted Sale Price:	\$658,000	Square Footage:	
		Time-adjusted Sale Price:	\$708,798	Living Area:	1,510
		Construction Quality:	Average	Garage:	1,550
		Building Condition:	Average		
		Architectural Style:	RANCH		
		Effective Year Built:	1997		

Account #:	R030434	Address:	188 CROCUS RD, HARTMAN ROCKS AREA		
		Legal:	LOT 40, PANOVVIEW PARK SUBDIVISION		
		Sale Date:	07/07/2023	# of Improvements	1
		Adjusted Sale Price:	\$915,000	Square Footage:	
		Time-adjusted Sale Price:	\$915,000	Living Area:	1,880
		Construction Quality:	Average	Finished Basement:	1,600
		Building Condition:	Average	Garage:	676
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1998		

Account #:	R010959	Address:	49 COLUMBINE RD, HARTMAN ROCKS AREA		
		Legal:	LOT 3, PANOVVIEW PARK SUBDIVISION		
		Sale Date:	11/07/2023	# of Improvements	1
		Adjusted Sale Price:	\$679,000	Square Footage:	
		Time-adjusted Sale Price:	\$679,000	Living Area:	1,183
		Construction Quality:	Average	Finished Basement:	1,183
		Building Condition:	Average	Garage:	1,564
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1998		

Account #:	R010996	Address:	54 CROCUS RD, HARTMAN ROCKS AREA		
		Legal:	LOT 45, PANOVUE PARK SUBDIVISION		
	Sale Date:	05/24/2024	# of Improvements	1	
	Adjusted Sale Price:	\$1,190,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,190,000	Living Area:	1,728	
	Construction Quality:	Average Plus	Garage:	1,408	
	Building Condition:	Very Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2020			

HARTMAN ROCKS - 117030

Account #:	R010936	Address:	67 HARTMAN ROCKS DR, HARTMAN ROCKS AREA		
		Legal:	LOT 3, HARTMAN ROCKS SUBDIVISION		
	Sale Date:	12/29/2022	# of Improvements	1	
	Adjusted Sale Price:	\$675,000	Square Footage:		
	Time-adjusted Sale Price:	\$755,528	Living Area:	2,548	
	Construction Quality:	Average	Garage:	992	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1982			

Account #:	R010938	Address:	123 HARTMAN ROCKS DR, HARTMAN ROCKS AREA		
		Legal:	LOT 5, HARTMAN ROCKS SUBDIVISION		
	Sale Date:	05/10/2023	# of Improvements	1	
	Adjusted Sale Price:	\$710,500	Square Footage:		
	Time-adjusted Sale Price:	\$723,644	Living Area:	1,792	
	Construction Quality:	Fair	Finished Basement:	912	
	Building Condition:	Good	Garage:	880	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1996			

NORTH VALLEY – 117040

Account #:	R009218	Address:	133 TAMARIND DR, GUNNISON		
		Legal:	LOT 20, NORTH VALLEY SUBDIVISION		
	Sale Date:	06/30/2023	# of Improvements	1	
	Adjusted Sale Price:	\$610,000	Square Footage:		
	Time-adjusted Sale Price:	\$610,000	Living Area:	1,496	
	Construction Quality:	Fair	Garage:	576	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1983			

Account #:	R009220	Address:	99 CANDLELIGHT LN, GUNNISON		
		Legal:	LOT 24, NORTH VALLEY SUBDIVISION		
	Sale Date:	06/26/2024	# of Improvements	1	
	Adjusted Sale Price:	\$671,500	Square Footage:		
	Time-adjusted Sale Price:	\$671,500	Living Area:	1,689	
	Construction Quality:	Fair Plus	Garage:	294	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1983			

CURECANTI TOWNHOMES - 117055

Account #:	R041519	Address:	65 BAMBI LN, GUNNISON		
		Legal:	LOT 19, CURECANTI TOWNHOMES, GUNNISON		
	Sale Date:	07/29/2022	# of Improvements	1	
	Adjusted Sale Price:	\$546,500	Square Footage:		
	Time-adjusted Sale Price:	\$611,697	Living Area:	1,348	
	Construction Quality:	Fair	Garage:	484	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2006			

Account #:	R041520	Address:	73 BAMBI LN, GUNNISON		
		Legal:	LOT 18, CURECANTI TOWNHOMES, GUNNISON		
	Sale Date:	04/13/2023	# of Improvements	1	
	Adjusted Sale Price:	\$525,000	Square Footage:		
	Time-adjusted Sale Price:	\$544,688	Living Area:	1,348	
	Construction Quality:	Fair	Garage:	484	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2006			

Account #:	R041510	Address:	74 BAMBI LN, GUNNISON		
		Legal:	LOT 9, CURECANTI TOWNHOMES, GUNNISON		
	Sale Date:	05/15/2023	# of Improvements	1	
	Adjusted Sale Price:	\$565,000	Square Footage:		
	Time-adjusted Sale Price:	\$575,452	Living Area:	1,348	
	Construction Quality:	Fair	Garage:	484	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2005			

Account #:	R041513	Address:	50 BAMBI LN, GUNNISON		
		Legal:	LOT 6, CURECANTI TOWNHOMES, GUNNISON		
	Sale Date:	05/24/2023	# of Improvements	1	
	Adjusted Sale Price:	\$565,000	Square Footage:		
	Time-adjusted Sale Price:	\$575,452	Living Area:	1,348	
	Construction Quality:	Fair	Garage:	484	
	Building Condition:	Good			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2005			

Account #:	R041521	Address:	79 BAMBI LN, GUNNISON		
		Legal:	LOT 17, CURECANTI TOWNHOMES, GUNNISON		
	Sale Date:	10/30/2023	# of Improvements	1	
	Adjusted Sale Price:	\$555,000	Square Footage:		
	Time-adjusted Sale Price:	\$555,000	Living Area:	1,348	
	Construction Quality:	Fair	Garage:	484	
	Building Condition:	Average			
	Architectural Style:	TOWNHOUSE			
	Effective Year Built:	2006			

CRANOR ACRES – 117090

Account #:	R007300	Address:	150 QUARTZ RD, GUNNISON		
		Legal:	LOT 2, CRANOR ACRES SUBDIVISION		
	Sale Date:	06/01/2023	# of Improvements	1	
	Adjusted Sale Price:	\$525,000	Square Footage:		
	Time-adjusted Sale Price:	\$525,000	Living Area:	960	
	Construction Quality:	Fair Plus	Finished Basement:	960	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1990			

Account #:	R026827	Address:	262 SAGE DR, GUNNISON		
		Legal:	LOT 8, CRANOR ACRES SUBDIVISION		
	Sale Date:	08/16/2023	# of Improvements	1	
	Adjusted Sale Price:	\$875,000	Square Footage:		
	Time-adjusted Sale Price:	\$875,000	Living Area:	1,394	
	Construction Quality:	Fair Plus	Finished Basement:	1,394	
	Building Condition:	Average	Garage:	320	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1990			

MITZEL S GREEN ACRES - 117120

Account #:	R009371	Address:	25 DEBBY WAY, GUNNISON		
		Legal:	LOTS 6 & 7, MITZEL'S GREEN ACRES SUBDIVISION		
		Sale Date:	04/25/2023	# of Improvements	1
		Adjusted Sale Price:	\$535,000	Square Footage:	
		Time-adjusted Sale Price:	\$555,062	Living Area:	1,832
		Construction Quality:	Fair Plus		
		Building Condition:	Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1994		

Account #:	R008033	Address:	15 DEBBY WAY, GUNNISON		
		Legal:	LOTS 8 & 9, MITZEL'S GREEN ACRES SUBDIVISION		
		Sale Date:	12/07/2023	# of Improvements	1
		Adjusted Sale Price:	\$715,000	Square Footage:	
		Time-adjusted Sale Price:	\$715,000	Living Area:	2,013
		Construction Quality:	Average	Garage:	675
		Building Condition:	Good		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1996		

LOST CANYON TRACTS - 117130

Account #:	R031159	Address:	1120 COUNTY ROAD 743, LOST CANYON AREA		
		Legal:	TRACT 2, LOST CANYON TRACTS SUBDIVISION		
		Sale Date:	01/06/2023	# of Improvements	1
		Adjusted Sale Price:	\$815,000	Square Footage:	
		Time-adjusted Sale Price:	\$894,870	Living Area:	2,816
		Construction Quality:	Average	Finished Basement:	983
		Building Condition:	Average	Garage:	2,500
		Architectural Style:	MODULAR		
		Effective Year Built:	2005		

WEST ELK RIDGE - 117136

Account #:	R031818	Address:	687 WEST ELK LN, GUNNISON		
		Legal:	LOT 5, WEST ELK RIDGE SUBDIVISION		
	Sale Date:	07/31/2023	# of Improvements	1	
	Adjusted Sale Price:	\$759,000	Square Footage:		
	Time-adjusted Sale Price:	\$759,000	Living Area:	1,620	
	Construction Quality:	Fair Plus			
	Building Condition:	Good			
	Architectural Style:	MODULAR			
	Effective Year Built:	2019			

GLATIOTIS - 117160

Account #:	R010252	Address:	661 COUNTY ROAD 13, GUNNISON		
		Legal:	LOT 2A, GLATIOTIS SUBDIVISION		
	Sale Date:	06/29/2023	# of Improvements	1	
	Adjusted Sale Price:	\$534,000	Square Footage:		
	Time-adjusted Sale Price:	\$534,000	Living Area:	1,560	
	Construction Quality:	Fair	Garage:	676	
	Building Condition:	Average			
	Architectural Style:	MODULAR			
	Effective Year Built:	1980			

OHIO MEADOWS - 117240

Account #:	R009862	Address:	77 CHIPPEWA WAY, GUNNISON		
		Legal:	LOT 1A, OHIO MEADOWS SUBDIVISION, FILING NO. 2		
	Sale Date:	09/08/2022	# of Improvements	1	
	Adjusted Sale Price:	\$790,000	Square Footage:		
	Time-adjusted Sale Price:	\$884,247	Living Area:	1,716	
	Construction Quality:	Average	Unfinished Basement:	960	
	Building Condition:	Average	Garage:	864	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1987			

Account #:	R009842	Address:	141 CHIPPEWA WAY, GUNNISON		
		Legal:	PART OF LOT 2, OHIO MEADOWS SUBDIVISION, FILING NO. 2		
	Sale Date:	09/19/2022	# of Improvements	1	
	Adjusted Sale Price:	\$750,000	Square Footage:		
	Time-adjusted Sale Price:	\$839,475	Living Area:	2,266	
	Construction Quality:	Average	Garage:	400	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1974			

Account #:	R009728	Address:	1143 SENECA DR, GUNNISON		
		Legal:	LOT 16, OHIO MEADOWS SUBDIVISION, FILING NO. 2		
	Sale Date:	10/12/2022	# of Improvements	1	
	Adjusted Sale Price:	\$585,000	Square Footage:		
	Time-adjusted Sale Price:	\$654,790	Living Area:	1,777	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	2001			

Account #:	R009879	Address:	173 CHEKWA TRL, GUNNISON		
		Legal:	LOT 3, OHIO MEADOWS SUBDIVISION, FILING NO. 4		
	Sale Date:	05/26/2023	# of Improvements	1	
	Adjusted Sale Price:	\$977,500	Square Footage:		
	Time-adjusted Sale Price:	\$995,584	Living Area:	2,552	
	Construction Quality:	Average	Garage:	632	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1986			

Account #:	R009702	Address:	1260 CHEKWA TRL, GUNNISON		
		Legal:	PART OF LOT 10, OHIO MEADOWS SUBDIVISION, FILING NO. 3		
	Sale Date:	06/26/2023	# of Improvements	1	
	Adjusted Sale Price:	\$761,000	Square Footage:		
	Time-adjusted Sale Price:	\$761,000	Living Area:	1,848	
	Construction Quality:	Average	Garage:	528	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1979			

Account #:	R009843	Address:	229 CHIPPEWA WAY, GUNNISON		
		Legal:	PART OF LOT 2, OHIO MEADOWS SUBDIVISION, FILING NO. 2		
	Sale Date:	06/27/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,100,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,100,000	Living Area:	3,324	
	Construction Quality:	Average Plus	Garage:	754	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1979			

Account #:	R070650	Address:	564 SENECA DR, GUNNISON		
		Legal:	LOT 8-A, OHIO MEADOWS SUBDIVISION, FILING NO. 1		
	Sale Date:	09/13/2023	# of Improvements	1	
	Adjusted Sale Price:	\$899,000	Square Footage:		
	Time-adjusted Sale Price:	\$899,000	Living Area:	1,316	
	Construction Quality:	Average	Finished Basement:	926	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1976			

Account #:	R009734	Address:	653 PASHUTA DR, GUNNISON		
		Legal:	LOT 16, OHIO MEADOWS SUBDIVISION, FILING NO. 3		
	Sale Date:	11/20/2023	# of Improvements	1	
	Adjusted Sale Price:	\$900,000	Square Footage:		
	Time-adjusted Sale Price:	\$900,000	Living Area:	3,783	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1998			

Account #:	R009736	Address:	789 PASHUTA DR, GUNNISON		
		Legal:	PART OF LOT 14, OHIO MEADOWS SUBDIVISION, FILING NO. 3		
	Sale Date:	04/30/2024	# of Improvements	1	
	Adjusted Sale Price:	\$885,000	Square Footage:		
	Time-adjusted Sale Price:	\$885,000	Living Area:	1,404	
	Construction Quality:	Average	Finished Basement:	676	
	Building Condition:	Average	Garage:	440	
	Architectural Style:	SPLIT LEVEL			
	Effective Year Built:	1978			

SPRING MEADOWS – 117260

Account #:	R009828	Address:	329 SPRING MEADOWS TRL, GUNNISON		
		Legal:	LOT 2, SPRING MEADOWS SUBDIVISION		
	Sale Date:	09/14/2022	# of Improvements	1	
	Adjusted Sale Price:	\$1,040,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,164,072	Living Area:	2,308	
	Construction Quality:	Average	Garage:	649	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1991			

THORNTON MEADOWS - 117265

Account #:	R045062	Address:	233 REGENT CIR, GUNNISON		
		Legal:	LOT 18, THORNTON MEADOWS SUBDIVISION		
	Sale Date:	05/23/2023	# of Improvements	1	
	Adjusted Sale Price:	\$771,500	Square Footage:		
	Time-adjusted Sale Price:	\$785,773	Living Area:	1,805	
	Construction Quality:	Average	Garage:	677	
	Building Condition:	Excellent			
	Architectural Style:	RANCH			
	Effective Year Built:	2021			

Account #:	R045061	Address:	259 REGENT CIR, GUNNISON		
		Legal:	LOT 17, THORNTON MEADOWS SUBDIVISION		
	Sale Date:	03/15/2024	# of Improvements	1	
	Adjusted Sale Price:	\$780,000	Square Footage:		
	Time-adjusted Sale Price:	\$780,000	Living Area:	2,194	
	Construction Quality:	Average	Garage:	789	
	Building Condition:	Excellent			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2022			

LOST CANYON RESORT - 117270

Account #:	R008079	Address:	305 ROPER LN, GUNNISON		
		Legal:	LOT 1, LOST CANYON RESORT SUBDIVISION		
	Sale Date:	08/04/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,675,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,675,000	Living Area:	2,290	
	Construction Quality:	Average Plus	Garage:	612	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2008			

ZUGELDER – 117310

Account #:	R010393	Address:	581 COUNTY ROAD 16, GUNNISON		
		Legal:	LOT 6, ZUGELDER SUBDIVISION		
	Sale Date:	04/13/2023	# of Improvements	1	
	Adjusted Sale Price:	\$618,200	Square Footage:		
	Time-adjusted Sale Price:	\$641,382	Living Area:	1,527	
	Construction Quality:	Fair Plus	Garage:	517	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1976			

Account #:	R010386	Address:	776 COUNTY ROAD 16, GUNNISON		
		Legal:	LOT 4B, ZUGELDER SUBDIVISION		
	Sale Date:	02/12/2024	# of Improvements	1	
	Adjusted Sale Price:	\$839,900	Square Footage:		
	Time-adjusted Sale Price:	\$839,900	Living Area:	2,876	
	Construction Quality:	Average	Garage:	593	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1980			

PONDEROSA PARK - 117326

Account #:	R042801	Address:	42 PONDEROSA LN, GUNNISON		
		Legal:	LOT 5, PONDEROSA PARK SUBDIVISION		
	Sale Date:	07/05/2023	# of Improvements	1	
	Adjusted Sale Price:	\$319,000	Square Footage:		
	Time-adjusted Sale Price:	\$319,000	Living Area:	648	
	Construction Quality:	Fair			
	Building Condition:	Good			
	Architectural Style:	RANCH			
	Effective Year Built:	2015			

GOLD BASIN MEADOWS – 117330

Account #:	R011001	Address:	41 WILLOW TRL, HARTMAN ROCKS AREA		
		Legal:	LOT 38, GOLD BASIN MEADOWS SUBDIVISION		
	Sale Date:	10/10/2022	# of Improvements	1	
	Adjusted Sale Price:	\$536,000	Square Footage:		
	Time-adjusted Sale Price:	\$599,945	Living Area:	1,405	
	Construction Quality:	Average	Garage:	452	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1999			

Account #:	R011023	Address:	198 WILLOW TRL, HARTMAN ROCKS AREA		
		Legal:	LOT 16, GOLD BASIN MEADOWS SUBDIVISION		
	Sale Date:	04/27/2023	# of Improvements	1	
	Adjusted Sale Price:	\$607,000	Square Footage:		
	Time-adjusted Sale Price:	\$629,762	Living Area:	1,488	
	Construction Quality:	Average	Garage:	656	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1997			

Account #:	R011024	Address:	186 WILLOW TRL, HARTMAN ROCKS AREA		
		Legal:	LOT 15, GOLD BASIN MEADOWS SUBDIVISION		
	Sale Date:	07/27/2023	# of Improvements	1	
	Adjusted Sale Price:	\$565,000	Square Footage:		
	Time-adjusted Sale Price:	\$565,000	Living Area:	1,543	
	Construction Quality:	Average	Garage:	1,056	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1982			

ISLAND ACRES – 117350

Account #:	R010462	Address:	137 PARK DR, GUNNISON		
		Legal:	PART OF TRACT 39, GUNNISON ISLAND ACRES SUBDIVISION		
	Sale Date:	11/03/2022	# of Improvements	1	
	Adjusted Sale Price:	\$870,000	Square Footage:		
	Time-adjusted Sale Price:	\$973,791	Living Area:	1,995	
	Construction Quality:	Fair Plus	Garage:	480	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1995			

Account #:	R010450	Address:	230 BEVINGTON RD, GUNNISON		
		Legal:	TRACT 17, GUNNISON ISLAND ACRES SUBDIVISION		
	Sale Date:	09/21/2023	# of Improvements	1	
	Adjusted Sale Price:	\$850,000	Square Footage:		
	Time-adjusted Sale Price:	\$850,000	Living Area:	2,323	
	Construction Quality:	Average			
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1981			

SIERRA VISTA ESTATES - 117360

Account #:	R009892	Address:	403 SIERRA VISTA WAY, GUNNISON		
		Legal:	LOT 11, SIERRA VISTA ESTATES SUBDIVISION		
	Sale Date:	09/30/2022	# of Improvements	1	
	Adjusted Sale Price:	\$500,000	Square Footage:		
	Time-adjusted Sale Price:	\$559,650	Living Area:	1,736	
	Construction Quality:	Average	Garage:	720	
	Building Condition:	Below Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1982			

NORTH ELK - 117370 & 117380

Account #:	R009797	Address:	26 MEADOW LARK TRL, GUNNISON		
		Legal:	LOT 25, NORTH ELK MEADOWS SUBDIVISION		
	Sale Date:	05/18/2023	# of Improvements	1	
	Adjusted Sale Price:	\$967,000	Square Footage:		
	Time-adjusted Sale Price:	\$984,890	Living Area:	2,471	
	Construction Quality:	Average	Garage:	429	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2022			

Account #:	R009801	Address:	341 MEADOW LARK TRL, GUNNISON		
		Legal:	LOT 28, NORTH ELK MEADOWS SUBDIVISION		
	Sale Date:	06/01/2023	# of Improvements	1	
	Adjusted Sale Price:	\$990,000	Square Footage:		
	Time-adjusted Sale Price:	\$990,000	Living Area:	2,961	
	Construction Quality:	Average Plus	Garage:	900	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2001			

Account #:	R009795	Address:	122 MEADOW LARK TRL, GUNNISON		
		Legal:	LOT 21, NORTH ELK MEADOWS SUBDIVISION		
	Sale Date:	07/21/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,014,500	Square Footage:		
	Time-adjusted Sale Price:	\$1,014,500	Living Area:	3,650	
	Construction Quality:	Average	Garage:	440	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1992			

Account #:	R009792	Address:	18 MALLARD POINT DR, GUNNISON		
		Legal:	LOT 18, NORTH ELK MEADOWS SUBDIVISION		
	Sale Date:	06/24/2024	# of Improvements	1	
	Adjusted Sale Price:	\$899,000	Square Footage:		
	Time-adjusted Sale Price:	\$899,000	Living Area:	3,908	
	Construction Quality:	Average	Garage:	660	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1981			

GUNNISON RIVER - 117390

Account #:	R010104	Address:	175 APACHE RD, GUNNISON		
		Legal:	LOT 6, GUNNISON RIVER SUBDIVISION, FILING NO. 1		
		Sale Date:	03/09/2023	# of Improvements	1
		Adjusted Sale Price:	\$895,000	Square Footage:	
		Time-adjusted Sale Price:	\$946,104	Living Area:	2,405
		Construction Quality:	Average Plus	Garage:	720
		Building Condition:	Average		
		Architectural Style:	RANCH		
		Effective Year Built:	1979		

Account #:	R010105	Address:	171 ARAPAHOE RD, GUNNISON		
		Legal:	LOTS 4 & 5, GUNNISON RIVER SUBDIVISION, FILING NO. 1		
		Sale Date:	09/27/2023	# of Improvements	1
		Adjusted Sale Price:	\$923,000	Square Footage:	
		Time-adjusted Sale Price:	\$923,000	Living Area:	1,774
		Construction Quality:	Fair Plus	Garage:	1,335
		Building Condition:	Average		
		Architectural Style:	RANCH		
		Effective Year Built:	1978		

Account #:	R010120	Address:	414 BLACKFOOT TRL, GUNNISON		
		Legal:	LOT 21, GUNNISON RIVER SUBDIVISION, FILING NO. 2		
		Sale Date:	12/11/2023	# of Improvements	1
		Adjusted Sale Price:	\$675,000	Square Footage:	
		Time-adjusted Sale Price:	\$675,000	Living Area:	1,957
		Construction Quality:	Average	Garage:	759
		Building Condition:	Average		
		Architectural Style:	LOG HOME		
		Effective Year Built:	1991		

Account #:	R010131	Address:	371 BLACKFOOT TRL, GUNNISON		
		Legal:	LOT 30, GUNNISON RIVER SUBDIVISION, FILING NO. 2		
		Sale Date:	06/07/2024	# of Improvements	1
		Adjusted Sale Price:	\$800,000	Square Footage:	
		Time-adjusted Sale Price:	\$800,000	Living Area:	2,940
		Construction Quality:	Average	Garage:	484
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1989		

DOS RIOS - 117400

Account #:	R010654	Address:	319 FAIRWAY LN, GUNNISON		
		Legal:	LOT 3, DOS RIOS SUBDIVISION, UNIT NO. 3		
	Sale Date:	07/12/2022	# of Improvements	1	
	Adjusted Sale Price:	\$755,000	Square Footage:		
	Time-adjusted Sale Price:	\$845,072	Living Area:	1,925	
	Construction Quality:	Average	Garage:	784	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1997			

Account #:	R010585	Address:	395 RIO VISTA RD, GUNNISON		
		Legal:	PART OF LOTS 56 & 57, DOS RIOS SUBDIVISION, UNIT NO. 1		
	Sale Date:	07/20/2022	# of Improvements	1	
	Adjusted Sale Price:	\$502,500	Square Footage:		
	Time-adjusted Sale Price:	\$562,448	Living Area:	1,750	
	Construction Quality:	Average	Garage:	350	
	Building Condition:	Below Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1978			

Account #:	R010733	Address:	422 TOMICHI TRL, GUNNISON		
		Legal:	LOT 81, DOS RIOS SUBDIVISION, UNIT NO. 3		
	Sale Date:	11/10/2022	# of Improvements	1	
	Adjusted Sale Price:	\$895,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,001,774	Living Area:	2,573	
	Construction Quality:	Average	Garage:	594	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1992			

Account #:	R070803	Address:	158 RIO VISTA RD, GUNNISON		
		Legal:	1.475 ACRES IN LOT 62 & ADJACENT TRACT IN: DOS RIOS SUBDIVISION, UNIT NO. 1		
	Sale Date:	04/12/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,055,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,094,562	Living Area:	4,933	
	Construction Quality:	Average	Garage:	1,311	
	Building Condition:	Average			
	Architectural Style:	LOG HOME			
	Effective Year Built:	1991			

Account #:	R010737	Address:	288 TOMICHI TRL, GUNNISON		
		Legal:	LOT 69, DOS RIOS SUBDIVISION, UNIT NO. 3		
	Sale Date:	07/31/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,025,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,025,000	Living Area:	2,368	
	Construction Quality:	Good	Garage:	1,008	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2005			

Account #:	R072092	Address:	586 FAIRWAY LN, GUNNISON		
		Legal:	LOT 25-C, DOS RIOS SUBDIVISION, UNIT NO. 3		
	Sale Date:	08/04/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,330,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,330,000	Living Area:	2,276	
	Construction Quality:	Average Plus	Garage:	441	
	Building Condition:	Very Good			
	Architectural Style:	MODULAR			
	Effective Year Built:	2014			

Account #:	R010639	Address:	430 FAIRWAY LN, GUNNISON		
		Legal:	LOT 13, DOS RIOS SUBDIVISION, UNIT NO. 3		
	Sale Date:	08/17/2023	# of Improvements	1	
	Adjusted Sale Price:	\$650,000	Square Footage:		
	Time-adjusted Sale Price:	\$650,000	Living Area:	1,683	
	Construction Quality:	Average	Garage:	561	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1996			

Account #:	R010680	Address:	844 CAMINO DEL RIO, GUNNISON		
		Legal:	PART OF LOT 14 AND ADJACENT GUNNISON RIVER, DOS RIOS SUBDIVISION, UNIT NO. 2		
	Sale Date:	08/30/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,200,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,200,000	Living Area:	2,512	
	Construction Quality:	Average	Garage:	900	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2006			

Account #:	R010729	Address:	530 TOMICHI TRL, GUNNISON		
		Legal:	LOT 91, DOS RIOS SUBDIVISION, UNIT NO. 3		
	Sale Date:	09/28/2023	# of Improvements	1	
	Adjusted Sale Price:	\$830,000	Square Footage:		
	Time-adjusted Sale Price:	\$830,000	Living Area:	1,832	
	Construction Quality:	Average	Garage:	484	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1984			

Account #:	R010596	Address:	238 ROUND TREE DR, GUNNISON		
		Legal:	LOT 34, DOS RIOS SUBDIVISION, UNIT NO. 1		
	Sale Date:	06/20/2024	# of Improvements	1	
	Adjusted Sale Price:	\$777,000	Square Footage:		
	Time-adjusted Sale Price:	\$777,000	Living Area:	2,306	
	Construction Quality:	Average	Garage:	420	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1974			

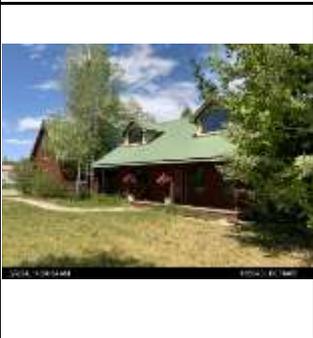
DOS RIOS ISLAND - 117410

Account #:	R010718	Address:	463 TOMICHI TRL, GUNNISON		
		Legal:	LOT 8, DOS RIOS SUBDIVISION, UNIT NO. 4		
	Sale Date:	06/08/2023	# of Improvements	1	
	Adjusted Sale Price:	\$2,100,000	Square Footage:		
	Time-adjusted Sale Price:	\$2,100,000	Living Area:	4,101	
	Construction Quality:	Good	Garage:	952	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1996			

DOS AMIGOS HOMESITES - 117415

Account #:	R031043	Address:	11 AMIGO WAY, GUNNISON		
		Legal:	LOT 1, DOS AMIGOS HOMESITES SUBDIVISION		
	Sale Date:	01/19/2023	# of Improvements	1	
	Adjusted Sale Price:	\$920,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,010,160	Living Area:	3,456	
	Construction Quality:	Average	Garage:	732	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2001			

WILD HORSE ESTATES - 117440

Account #:	R031468	Address:	145 CHINOOK TRL, GUNNISON		
		Legal:	LOT 4, WILD HORSE ESTATES SUBDIVISION		
	Sale Date:	05/01/2023	# of Improvements	2	
	Adjusted Sale Price:	\$1,500,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$1,527,750	Living Area:	3,733	
	Construction Quality:	Average Plus	Garage:	834	
	Building Condition:	Average	Square Footage, other improvements:		
	Architectural Style:	CONVENTIONAL	Living Area:	1,140	
	Effective Year Built:	1998	Garage:	1,640	

Account #:	R031467	Address:	220 COUNTY ROAD 48, GUNNISON		
		Legal:	LOT 3, WILD HORSE ESTATES SUBDIVISION		
	Sale Date:	11/28/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,475,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,475,000	Living Area:	2,387	
	Construction Quality:	Good	Garage:	728	
	Building Condition:	Average			
	Architectural Style:	LOG HOME			
	Effective Year Built:	1996			

RIVERWALK ESTATES – 117490

Account #:	R043427	Address:	276 KOKANEE CT, GUNNISON		
		Legal:	LOT 33, RIVERWALK ESTATES SUBDIVISION		
	Sale Date:	05/31/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,505,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,532,842	Living Area:	3,404	
	Construction Quality:	Good	Garage:	838	
	Building Condition:	Excellent			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2016			

Account #:	R043434	Address:	114 CADDIS FLY LN, GUNNISON		
		Legal:	LOT D, RIVERWALK ESTATES SUBDIVISION		
	Sale Date:	08/25/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,558,979	Square Footage:		
	Time-adjusted Sale Price:	\$1,558,979	Living Area:	2,873	
	Construction Quality:	Good	Garage:	1,152	
	Building Condition:	Excellent			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2020			

Account #:	R043414	Address:	226 RIVERWALK DR, GUNNISON		
		Legal:	LOT 20, RIVERWALK ESTATES SUBDIVISION		
	Sale Date:	04/22/2024	# of Improvements	1	
	Adjusted Sale Price:	\$1,035,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,035,000	Living Area:	2,418	
	Construction Quality:	Average Plus	Garage:	600	
	Building Condition:	Excellent			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2021			

Account #:	R043436 & R043437	Address:	147 CADDIS FLY LN, GUNNISON		
(info shown for R043436)		Legal:	LOT F, RIVERWALK ESTATES SUBDIVISION		
	Sale Date:	04/28/2024	# of Improvements	1	
	Adjusted Sale Price:	\$2,060,000	Square Footage:		
	Time-adjusted Sale Price:	\$2,060,000	Living Area:	3,112	
	Construction Quality:	Good	Garage:	780	
	Building Condition:	Excellent			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2020			

LAND STUDY SAGE - 170001

Account #:	R009674	Address:	3115 COUNTY ROAD 17, ANTELOPE CREEK AREA		
		Legal:	10.44 ACRES IN SECTION 27, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	08/10/2022	# of Improvements	1	
	Adjusted Sale Price:	\$620,000	Square Footage:		
	Time-adjusted Sale Price:	\$693,966	Living Area:	834	
	Construction Quality:	Average	Finished Basement:	936	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1976			

Account #:	R010427	Address:	37933 US HIGHWAY 50, GUNNISON		
		Legal:	4.017 ACRES IN SECTION 3, TOWNSHIP 49N, RANGE 1W		
	Sale Date:	11/30/2023	# of Improvements	2	
	Adjusted Sale Price:	\$565,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$565,000	Living Area:	972	
	Construction Quality:	Fair	Finished Basement:	288	
	Building Condition:	Average	Square Footage, other improvements:		
	Architectural Style:	CONVENTIONAL	Living Area:	377	
	Effective Year Built:	1983	Garage:	581	

LAND STUDY MEADOW - 170002

Account #:	R010204	Address:	84 COUNTY ROAD 51, GUNNISON		
		Legal:	1.67 ACRES IN SECTION 25, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	08/30/2022	# of Improvements	2	
	Adjusted Sale Price:	\$795,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$889,844	Living Area:	3,344	
	Construction Quality:	Fair	Square Footage, other improvements:		
	Building Condition:	Below Average	Living Area:	3,504	
	Architectural Style:	FOUR PLEX	Finished Basement:	1,636	
	Effective Year Built:	1988	Garage:	644	

Account #:	R009652	Address:	271 SENECA DR, GUNNISON		
		Legal:	36.93 ACRES IN SECTION 14, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	11/01/2022	# of Improvements	4	
	Adjusted Sale Price:	\$1,999,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$2,237,481	Living Area:	3,138	
	Construction Quality:	Average	Square Footage, other improvements:		
	Building Condition:	Excellent	Living Area:	0	
	Architectural Style:				
	Effective Year Built:	2019			

Account #:	R010063	Address:	131 COUNTY ROAD 11, GUNNISON		
		Legal:	0.917 ACRES IN SECTION 24, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	11/25/2022	# of Improvements	1	
	Adjusted Sale Price:	\$410,000	Square Footage:		
	Time-adjusted Sale Price:	\$458,913	Living Area:	1,131	
	Construction Quality:	Fair	Garage:	330	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1961			

Account #:	R074328 & R007282	Address:	5048 COUNTY ROAD 730, OHIO CREEK VALLEY		
	(info shown for R074328)	Legal:	507.87 ACRES IN SECTIONS 22, 26 & 27, TOWNSHIP 51N, RANGE 1W		
	Sale Date:	01/30/2023	# of Improvements	23	
	Adjusted Sale Price:	\$5,175,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$5,682,150	Living Area:	2,582	
	Construction Quality:	Average	Square Footage, other improvements:		
	Building Condition:	Average	Living Area:	608	
	Architectural Style:	CONVENTIONAL	Garage:	220	
	Effective Year Built:	1948			

Account #:	R010049	Address:	756 COUNTY ROAD 11, GUNNISON		
		Legal:	1.09 ACRES IN SECTION 24, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	02/28/2023	# of Improvements	1	
	Adjusted Sale Price:	\$851,000	Square Footage:		
	Time-adjusted Sale Price:	\$916,697	Living Area:	2,952	
	Construction Quality:	Average Plus	Garage:	441	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1987			

Account #:	R009753	Address:	700 SIERRA VISTA WAY, GUNNISON		
		Legal:	13.06 ACRES IN SECTION 13, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	12/12/2023	# of Improvements	1	
	Adjusted Sale Price:	\$1,880,000	Square Footage:		
	Time-adjusted Sale Price:	\$1,880,000	Living Area:	4,514	
	Construction Quality:	Good	Garage:	2,039	
	Building Condition:	Average			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	2002			

Account #:	R073112	Address:	607 COUNTY ROAD 730, OHIO CREEK VALLEY		
		Legal:	53.432 ACRES IN SECTIONS 12 & 13, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	01/11/2024	# of Improvements	20	
	Adjusted Sale Price:	\$2,000,000	Square Footage, primary improvement:		
	Time-adjusted Sale Price:	\$2,000,000	Living Area:	1,603	
	Construction Quality:	Average	Square Footage, other improvements:		
	Building Condition:	Average	Living Area:	481	
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1987			

Account #:	R010179	Address:	1304 STATE HIGHWAY 135, GUNNISON		
		Legal:	1.587 ACRES IN SECTION 25, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	03/08/2024	# of Improvements	1	
	Adjusted Sale Price:	\$735,000	Square Footage:		
	Time-adjusted Sale Price:	\$735,000	Living Area:	2,516	
	Construction Quality:	Average	Garage:	1,356	
	Building Condition:	Average			
	Architectural Style:	RANCH			
	Effective Year Built:	1971			

Account #:	R010063	Address:	131 COUNTY ROAD 11, GUNNISON		
		Legal:	0.917 ACRES IN SECTION 24, TOWNSHIP 50N, RANGE 1W		
	Sale Date:	03/25/2024	# of Improvements	1	
	Adjusted Sale Price:	\$792,500	Square Footage:		
	Time-adjusted Sale Price:	\$792,500	Living Area:	1,131	
	Construction Quality:	Average	Garage:	330	
	Building Condition:	Good			
	Architectural Style:	CONVENTIONAL			
	Effective Year Built:	1961			

LAND STUDY RIVER - 170003

Account #:	R043447	Address:	129 COUNTY ROAD 11, GUNNISON		
		Legal:	LOT 3, HIDEAWAY ON THE RIVER SUBDIVISION		
		Sale Date:	09/28/2022	# of Improvements	1
		Adjusted Sale Price:	\$344,000	Square Footage:	
		Time-adjusted Sale Price:	\$385,039	Living Area:	727
		Construction Quality:	Fair		
		Building Condition:	Average		
		Architectural Style:	CONVENTIONAL		
		Effective Year Built:	1952		

Account #:	R010380	Address:	332 BEVINGTON RD, GUNNISON		
		Legal:	2.786 ACRES IN TRACT 14, GUNNISON ISLAND ACRES SUBDIVISION, SECTIONS 2 & 3, TOWNSHIP 49N, RANGE 1W		
		Sale Date:	10/05/2023	# of Improvements	2
		Adjusted Sale Price:	\$1,720,000	Square Footage, primary improvement:	
		Time-adjusted Sale Price:	\$1,720,000	Living Area:	3,424
		Construction Quality:	Average	Garage:	720
		Building Condition:	Average	Square Footage, other improvements:	
		Architectural Style:	CONVENTIONAL	Living Area:	592
		Effective Year Built:	1980	Garage:	888

GUNNISON ACREAGE - 110000

Account #:	R074298	Address:	1008 US HIGHWAY 50, GUNNISON		
		Legal:	.98 ACRES IN SECTION 2, TOWNSHIP 49N, RANGE 1W		
		Sale Date:	09/29/2022	# of Improvements	1
		Adjusted Sale Price:	\$605,000	Square Footage:	
		Time-adjusted Sale Price:	\$677,176	Living Area:	1,813
		Construction Quality:	Average	Garage:	312
		Building Condition:	Average		
		Architectural Style:	RANCH		
		Effective Year Built:	1969		

