

SALES STUDY PERIOD:
JULY 1, 2021 - JUNE 30, 2024

2025 REAPPRAISAL ECONOMIC AREA 1 VACANT LAND VALUES BY LEA

LEA DESCRIPTION	LEA	VALUE	VALUE SOURCE
ABRIL MEADOWS SUBDIVISION	11100	\$23,750 PER SITE	Land Study - MEADOW/TREE
ANTELOPE HILLS MOBILE HOME SUBDIVISION	10680	\$63,500 PER SITE	Land Study - SAGE
ANTELOPE HILLS SUBDIVISION I	10690	\$92,300 PER SITE	Land Study - SAGE
ANTELOPE HILLS SUBDIVISION II	10700	\$115,800 PER SITE	Land Study - SAGE
CLINE'S HOME SITES SUBDIVISION	11320	\$282,200 PER SITE	Land Study - RIVER
COLUMBINE MEADOWS	11415	\$165,500 PER SITE	Land Study - MEADOW/TREE
COTTONWOOD HOLLOW SUBDIVISION	11170	\$163,500 PER SITE	Land Study - MEADOW/TREE
COTTONWOOD MEADOWS SUBDIVISION AFFECTED	11350	\$293,000 PER SITE	Subdivision Sales
COTTONWOOD MEADOWS SUBDIVISION OFF RIVER	11360	\$169,200 PER SITE	Land Study - MEADOW/TREE
COTTONWOOD MEADOWS SUBDIVISION RIVER	11340	\$298,800 PER SITE	Land Study - RIVER
CRANOR ACRES SUBDIVISION <= 5 ACRES	10890	\$180,300 PER SITE	Land Study - SAGE
CRANOR ACRES SUBDIVISION > 10 ACRES	10910	\$256,800 PER SITE	Land Study - SAGE
CRANOR ACRES SUBDIVISION 5-10 ACRES	10900	\$195,500 PER SITE	Land Study - SAGE
CURECANTI TOWNHOMES	10800	\$162,900 PER SITE	Land Study - MEADOW/TREE
DOS AMIGOS HOMESITES SUBDIVISION	11610	\$188,700 PER SITE	Subdivision Sales
DOS RIOS ISLAND PROPERTIES SUBDIVISION	11590	\$425,000 PER SITE	Subdivision Sales
DOS RIOS ISLAND PROPERTIES SUBDIVISION DUPLEX	11600	\$425,000 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION MEADOW/TREES	11540	\$188,700 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION OFF GOLF COURSE	11560	\$188,700 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION ON GOLF COURSE	11550	\$215,900 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION ON RIVER	11570	\$425,000 PER SITE	Subdivision Sales
DOS RIOS SUBDIVISION ON RIVER, LARGE LOTS	11580	\$488,800 PER SITE	Subdivision Sales
EAGLE RIDGE RANCH SUBDIVISION	11640	\$190,500 PER SITE	Land Study - MEADOW/TREE
FAIRVIEW SOUTH SUBDIVISION	11055	\$173,400 PER SITE	Land Study - MEADOW/TREE
FAIRVIEW SUBDIVISION	11050	\$168,100 PER SITE	Land Study - MEADOW/TREE
FENSKE SUBDIVISION LARGE MEADOW	10850	\$208,200 PER SITE	Land Study - MEADOW/TREE
FENSKE SUBDIVISION SAGE	10840	\$155,800 PER SITE	Land Study - SAGE
FOX MEADOWS SUBDIVISION < 4 ACRES	11680	\$184,400 PER SITE	Land Study - MEADOW/TREE
FOX MEADOWS SUBDIVISION > 4 ACRES	11690	\$187,500 PER SITE	Land Study - MEADOW/TREE
FRED LONG 1/2	10660	\$277,200 PER SITE	Gunnison Vacant Lot/Block
FRED LONG AVERAGE	10670	\$318,800 PER SITE	Gunnison Vacant Lot/Block
GLATIOTIS SUBDIVISION	10970	\$170,900 PER SITE	Land Study - MEADOW/TREE
GLAZE SUBDIVISION	10880	\$253,900 PER SITE	Land Study - SAGE
GOLD BASIN MEADOWS	11370	\$165,000 PER SITE	Land Study - MEADOW/TREE
GUNNISON HEIGHTS SUBDIVISION <= 2 ACRES	10810	\$122,800 PER SITE	Land Study - SAGE
GUNNISON HEIGHTS SUBDIVISION > 2 ACRES	10820	\$145,000 PER SITE	Land Study - SAGE
GUNNISON ISLAND ACRES SUBDIVISION OFF RIVER	11410	\$166,100 PER SITE	Land Study - MEADOW/TREE
GUNNISON ISLAND ACRES SUBDIVISION ON RIVER	11405	\$259,100 PER SITE	Land Study - RIVER
GUNNISON RAINBOW ACRES SAGE	11060	\$105,700 PER SITE	Land Study - SAGE
GUNNISON RAINBOW ACRES WATER INFLUENCE	11070	\$167,100 PER SITE	Land Study - MEADOW/TREE
GUNNISON RIVER SUBDIVISION MEADOW <= 2 ACRES	11490	\$169,500 PER SITE	Land Study - MEADOW/TREE
GUNNISON RIVER SUBDIVISION MEADOW > 2 ACRES	11500	\$175,400 PER SITE	Land Study - MEADOW/TREE

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GUNNISON RIVER SUBDIVISION RIVER/STREAM <= 2 ACRES	11510	\$301,200 PER SITE	Land Study - RIVER
GUNNISON RIVER SUBDIVISION RIVER/STREAM > 2 ACRES	11520	\$333,100 PER SITE	Land Study - RIVER
GUNNISON RIVERBANKS RANCH SUBDIVISION	11760	\$902,500 PER SITE	Subdivision Sales
HARTMAN ROCKS SUBDIVISION	10730	\$123,600 PER SITE	Land Study - SAGE
HIDEAWAY ON THE RIVER SUBDIVISION	11335	\$264,200 PER SITE	Land Study - RIVER
HORSE MEADOWS SUBDIVISION	11710	\$175,000 PER SITE	Land Study - MEADOW/TREE
LAZY K SUBDIVISION	10635	\$50,000 PER SITE	Subdivision Sales
LOST CANYON SUBDIVISION	11245	\$357,900 PER SITE	Land Study - RIVER
LOST MINER SUBDIVISION NORTH SIDE	11740	\$122,400 PER SITE	Subdivision Sales
LOST MINER SUBDIVISION SOUTH SIDE	11750	\$173,700 PER SITE	Land Study - MEADOW/TREE
MCGUINNESS SUBDIVISION	10775	\$168,400 PER SITE	Land Study - MEADOW/TREE
MEADOW VISTA SOUTH SUBDIVISION	10580	\$190,900 PER SITE	Gunnison Vacant Lot/Block
MEADOWS VILLAGE SUBDIVISION	10560	\$180,700 PER SITE	Subdivision Sales
MITZEL'S GREEN ACRES SUBDIVISION	10940	\$106,500 PER SITE	Subdivision Sales
MOUNTAIN GLOW MEADOWS SUBDIVISION LARGE	11080	\$249,100 PER SITE	Land Study - MEADOW/TREE
MOUNTAIN GLOW MEADOWS SUBDIVISION SMALL	11090	\$187,700 PER SITE	Land Study - MEADOW/TREE
MOUNTAIN MEADOWS SUBDIVISION	11440	\$177,000 PER SITE	Land Study - MEADOW/TREE
MOUNTAIN VISTA SUBDIVISION	10915	\$236,300 PER SITE	Subdivision Sales
MOUNTAINEER TOWNHOMES	10550	\$171,400 PER SITE	Gunnison Vacant Lot/Block
NORTH ELK MEADOWS SUBDIVISION FILING II, MEADOW	11460	\$166,600 PER SITE	Land Study - MEADOW/TREE
NORTH ELK MEADOWS SUBDIVISION MEADOW	11470	\$169,500 PER SITE	Land Study - MEADOW/TREE
NORTH ELK MEADOWS SUBDIVISION WATER INFLUENCE	11480	\$193,700 PER SITE	Land Study - MEADOW/TREE
NORTH VALLEY SUBDIVISION <= 1 ACRE	10760	\$63,200 PER SITE	Subdivision Sales
NORTH VALLEY SUBDIVISION > 10 ACRES	10750	\$237,000 PER SITE	Land Study - SAGE
NORTH VALLEY SUBDIVISION 1-5 ACRES	10740	\$90,000 PER SITE	Subdivision Sales
OHIO CREEK PROPERTIES SUBDIVISION <=2 ACRES	11020	\$167,900 PER SITE	Land Study - MEADOW/TREE
OHIO CREEK PROPERTIES SUBDIVISION 4-6 ACRES	11030	\$195,900 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW <= 4 ACRES	11110	\$179,900 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW 10-12 ACRES	11140	\$222,200 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW 4-6 ACRES	11120	\$190,100 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION MEADOW 6-8 ACRES	11130	\$200,100 PER SITE	Land Study - MEADOW/TREE
OHIO MEADOWS SUBDIVISION SAGE > 8 ACRES	11163	\$225,600 PER SITE	Land Study - SAGE
OHIO MEADOWS SUBDIVISION SAGE 2-4 ACRES	11160	\$155,200 PER SITE	Land Study - SAGE
OHIO MEADOWS SUBDIVISION SAGE 4-6 ACRES	11161	\$177,600 PER SITE	Land Study - SAGE
OHIO MEADOWS SUBDIVISION SAGE 6-8 ACRES	11162	\$203,600 PER SITE	Land Study - SAGE
PANOVIEW PARK SUBDIVISION	10720	\$107,900 PER SITE	Land Study - SAGE
PARK MEADOWS SUBDIVISION	10540	\$116,800 PER SITE	Gunnison Vacant Lot/Block
PLEASANTVIEW PARK SUBDIVISION	11650	\$90,000 PER SITE	Subdivision Sales
PONDEROSA PARK SUBDIVISION	11330	\$163,400 PER SITE	Land Study - MEADOW/TREE
RAINBOW MEADOWS ESTATES SUBDIVISION	10590/10600	\$90,000 PER SITE	Subdivision Sales
RANCHES AT OHIO CREEK SUBDIVISION	11700	\$209,300 PER SITE	Land Study - MEADOW/TREE
RIO VISTA SUBDIVISION MEADOW	11260	\$164,100 PER SITE	Land Study - MEADOW/TREE

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RIO VISTA SUBDIVISION SAGE	11250	\$142,000 PER SITE	Land Study - SAGE
RIO VISTA SUBDIVISION WEST	11270	\$188,700 PER SITE	Land Study - MEADOW/TREE
RIVERWALK ESTATES SUBDIVISION MEADOW	11720	\$258,200 PER SITE	Subdivision Sales
RIVERWALK ESTATES SUBDIVISION RIVER	11730	\$523,100 PER SITE	Subdivision Sales
ROCK CREEK COMMONS SUBDIVISION	10650	\$50,000 PER SITE	Subdivision Sales
ROCK CREEK VILLAGE SUBDIVISION	10640	\$50,000 PER SITE	Subdivision Sales
ROCKY RIVER ESTATES SUBDIVISION MEADOW	11390	\$249,800 PER SITE	Subdivision Sales
ROCKY RIVER ESTATES SUBDIVISION RIVER	11400	\$332,400 PER SITE	Land Study - RIVER
SIERRA VISTA ESTATES SUBDIVISION OFF CREEK	11420	\$171,300 PER SITE	Land Study - MEADOW/TREE
SIERRA VISTA ESTATES SUBDIVISION ON CREEK	11430	\$197,000 PER SITE	Land Study - MEADOW/TREE
SIGNAL PEAK INDUSTRIAL PARK SUBDIVISION	10960	\$107,900 PER SITE	Land Study - SAGE
SPRING MEADOWS SUBDIVISION	11190	\$171,300 PER SITE	Land Study - MEADOW/TREE
SPRING MEADOWS SUBDIVISION WATER INFLUENCE	11200	\$194,700 PER SITE	Land Study - MEADOW/TREE
STONE MINOR SUBDIVISION	11615	\$160,000 PER SITE	Subdivision Sales
SUN PARK SUBDIVISION <= 2 ACRES	10780	\$109,000 PER SITE	Land Study - SAGE
SUN PARK SUBDIVISION > 2 ACRES	10790	\$147,700 PER SITE	Land Study - SAGE
SUN SPOT SUBDIVISION	10630	\$200,900 PER SITE	Gunnison Vacant Lot/Block
SUNDANCE RIVERFRONT SUBDIVISION	11235	\$315,200 PER SITE	Land Study - RIVER
TERRA SUBDIVISION	11010	\$63,500 PER SITE	Land Study - SAGE
TERRA VISTA SUBDIVISION	10585	\$236,200 PER SITE	Gunnison Vacant Lot/Block
THE GLEN SUBDIVISION	11325	\$189,400 PER SITE	Land Study - MEADOW/TREE
THE MEADOWS SUBDIVISION	10570	varies by size	Gunnison Vacant Lot/Block
THORNTON MEADOWS SUBDIVISION	11220	\$155,400 PER SITE	Subdivision Sales
TOBIN RANCHETTES SUBDIVISION <= 2 ACRES	10990	\$171,800 PER SITE	Land Study - MEADOW/TREE
TOBIN RANCHETTES SUBDIVISION > 2 ACRES	11000	\$175,600 PER SITE	Land Study - MEADOW/TREE
TOMICHI CREEK SUBDIVISION OFF CREEK	11620	\$310,000 PER SITE	Subdivision Sales
TOMICHI CREEK SUBDIVISION ON CREEK	11630	\$425,000 PER SITE	Subdivision Sales
TOMICHI HEIGHTS SUBDIVISION	10920	\$110,000 PER SITE	Land Study - SAGE
TOMICHI RANCHETTES SUBDIVISION	10930	\$146,600 PER SITE	Land Study - SAGE
VALLEY VIEW SUBDIVISION	11040	\$169,900 PER SITE	Land Study - MEADOW/TREE
VANTUYL VILLAGE SUBDIVISION R1M	10510	\$157,100 PER SITE	Subdivision Sales
VANTUYL VILLAGE SUBDIVISION R2M	10520	\$157,100 PER SITE	Subdivision Sales
VANTUYL VILLAGE SUBDIVISION R3 TOWNHOMES	10530	\$133,500 PER SITE	Subdivision Sales
W MOUNTAIN RANCH BORDERING COMMON GROUND	10620	\$207,000 PER SITE	Subdivision Sales
W MOUNTAIN RANCH SUBDIVISION	10610	\$180,000 PER SITE	Subdivision Sales
WEST ANTELOPE CREEK SUBDIVISION	10710	\$125,000 PER SITE	Subdivision Sales
WEST ELK RIDGE SUBDIVISION	11180	\$356,500 PER SITE	Land Study - SAGE
WILD HORSE ESTATES SUBDIVISION <= 6.0 ACRES	11660	\$190,300 PER SITE	Land Study - MEADOW/TREE
WILD HORSE ESTATES SUBDIVISION > 6.0 ACRES	11670	\$200,100 PER SITE	Land Study - MEADOW/TREE
WILLS WAY COMMUNITY	10655	\$50,000 PER SITE	Subdivision Sales
WOMBLE TRACTS SUBDIVISION	11240	\$265,800 PER SITE	Land Study - RIVER
ZUGELDER SUBDIVISION MEADOW	11300	\$168,800 PER SITE	Land Study - MEADOW/TREE

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ZUGELDER SUBDIVISION RIVER	11315	\$309,200 PER SITE	Land Study - RIVER
ZUGELDER SUBDIVISION SAGE	11280	\$135,300 PER SITE	Land Study - SAGE
ZUGELDER SUBDIVISION WEST	11305	\$192,100 PER SITE	Land Study - MEADOW/TREE
ZUPAN ACRES SUBDIVISION	11230	\$188,700 PER SITE	Land Study - MEADOW/TREE