

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

**2025 REAPPRAISAL
 ECONOMIC AREA 1
 VACANT LAND: SUBDIVISIONS**

VANTUYL VILLAGE R1M: 10510							\$157,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R044181	4/7/2022	\$175,000	\$194,250	1	\$194,250	3701-362-25-002	LOT 2 VANTUYL VILLAGE SUBDIVISION
R044233	3/13/2023	\$120,000	\$120,000	1	\$120,000	3701-362-25-022	LOT 53, VANTUYL VILLAGE SUBDIVISION

COMPARABLE TO LEA 10510:
 10520 - VANTUYL VILLAGE RMU
 10560 - MEADOWS VILLAGE, ADJ FOR SIZE

VANTUYL VILLAGE R3 PER BLDG UNIT: 10530 **\$133,500 PER SITE**
 COMPARABLE TO LEA 10510 - VANTUYL VILLAGE R1M WITH AN ADJUSTMENT FOR SIZE

PARK MEADOWS: 10540 **\$116,800 PER UNIT**
 MEDIAN SQUARE FOOTAGE: 2,222 SQ FT PLOTTED ON CITY OF GUNNISON LOT/BLOCK GRAPH

MOUNTAINEER TOWNHOMES: 10550 **\$171,400 PER SITE**
 MEDIAN SQUARE FOOTAGE: 6,541 SQ FT PLOTTED ON CITY OF GUNNISON LOT/BLOCK GRAPH

MEADOWS VILLAGE: 10560 **\$180,700 PER SITE**
 COMPARABLE TO LEA 10510 - VANTUYL VILLAGE R1M WITH AN ADJUSTMENT FOR SIZE

MEADOWS R-1 & R-2: 10570 **VARIES BY SIZE PER SITE**
 COMPARABLE TO LEA 10250 CITY OF GUNNISON LOT/BLOCK GRAPH

MEADOW VISTA SOUTH: 10580 **\$190,900 PER SITE**
 MEDIAN SQUARE FOOTAGE: 8,086 SQ FT PLOTTED ON CITY OF GUNNISON LOT/BLOCK GRAPH

TERRA VISTA SOUTH: 10585 **\$236,200 PER SITE**
 MEDIAN SQUARE FOOTAGE: 11,932 SQ FT PLOTTED ON CITY OF GUNNISON LOT/BLOCK GRAPH

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

RAINBOW MEADOWS ESTATES SFR: 10590							\$90,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042426	6/6/2023	\$90,000	\$90,000	1	\$90,000	3701-353-52-006	LOT 2, RAINBOW MEADOWS ESTATES, FILING NO. 2
COMPARABLE TO LEA 10590:							
10600 - RAINBOW MEADOWS ESTATES DUPLEX							

W MOUNTAIN RANCH: 10610							\$180,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R040754	5/1/2023	\$180,000	\$180,000	1	\$180,000	3787-012-44-015	LOT 27, W MOUNTAIN RANCH SUBDIVISION

W MOUNTAIN RANCH BORDERING COMMON GROUND: 10620							\$207,000 PER SITE
COMPARABLE TO LEA 10610 - W MOUNTAIN RANCH WITH AN ADJUSTMENT FOR LOCATION							

SUNSPOT: 10630							\$200,900 PER SITE
MEDIAN SQUARE FOOTAGE: 9,074 SQ FT PLOTTED ON CITY OF GUNNISON LOT/BLOCK GRAPH							

LAZY K SUBDIVISION: 10635							\$50,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R073743	7/28/2022	\$200,000	\$200,000	4	\$50,000	3787-022-48-001	LOTS 1, 4, 6, 8, LAZY K SUBDIVISION
COMPARABLE TO LEA 10635:							
10640 - ROCK CREEK VILLAGE							
10650 - ROCK CREEK COMMONS							
10655 - WILLS WAY COMMUNITY							

FRED LONG 1/2: 10660							\$277,200 PER SITE
MEDIAN SQUARE FOOTAGE: 15,246 SQ FT PLOTTED ON CITY OF GUNNISON LOT/BLOCK GRAPH							

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FRED LONG AVERAGE: 10670	\$318,800 PER SITE
COMPARABLE TO 10660 - FRED LONG 1/2 WITH ADJUSTMENT FOR OVER SIZED LOT	

ANTELOPE HILLS MH: 10680	\$63,500 PER SITE
MEDIAN ACRES: 0.21 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

ANTELOPE HILLS I: 10690	\$92,300 PER SITE
MEDIAN ACRES: 0.64 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

ANTELOPE HILLS II: 10700	\$115,800 PER SITE
MEDIAN ACRES: 1.26 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

WEST ANTELOPE CREEK: 10710							\$125,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R041601	6/10/2022	\$125,000	\$125,000	1	\$125,000	3701-214-03-003	LOT 1, WEST ANTELOPE CREEK SUBDIVISION

PANOVVIEW: 10720	\$107,900 PER SITE
MEDIAN ACRES: 1.02 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

HARTMAN: 10730	\$123,600 PER SITE
MEDIAN ACRES: 1.53 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

NORTH VALLEY 1.01 - 5.0 ACRES: 10740							\$90,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042873	1/12/2023	\$180,000	\$180,000	2	\$90,000	3699-202-01-028	LOT 37 & 39 , NORTH VALLEY SUBDIVISION

NORTH VALLEY > 10 ACRES: 10750	\$237,000 PER SITE
MEDIAN ACRES: 10.63 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

NORTH VALLEY 0 to 1.0 ACRES: 10760							\$63,200 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R017154	9/3/2021	\$52,000	\$78,488	1	\$78,488	3699-202-01-019	LOT 34, NORTH VALLEY SUBDIVISION
R017151	12/8/2021	\$72,000	\$95,760	2	\$47,880	3699-202-01-026	LOTS 30 & 31, NORTH VALLEY SUBDIVISION

MCGUINNESS SUBD: 10775	\$168,400 PER SITE
MEDIAN ACRES: 1.05 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

SUN PARK 0.0 - 2.0 ACRES: 10780	\$109,000 PER SITE
MEDIAN ACRES: 1.06 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

SUN PARK 2.01 - 5.0 ACRES: 10790	\$147,700 PER SITE
MEDIAN ACRES: 2.60 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

CURECANTI TOWNHOMES: 10800	\$162,900 PER SITE
MEDIAN ACRES: 0.054 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

GUNNISON HEIGHTS 0.0 - 2.0 AC: 10810	\$122,800 PER SITE
MEDIAN ACRES: 1.50 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

GUNNISON HEIGHTS 2.01 - 5.0 AC: 10820	\$145,000 PER SITE
MEDIAN ACRES: 2.46 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

FENSKE SAGE 2.01 - 5.0 AC: 10840	\$155,800 PER SITE
MEDIAN ACRES: 3.05 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

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**2025 REAPPRAISAL
 ECONOMIC AREA 1
 VACANT LAND: SUBDIVISIONS**

FENSKE LARGE MEADOW: 10850	\$208,200 PER SITE
MEDIAN ACRES: 8.15 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

GLAZE SUBD: 10880	\$253,900 PER SITE
MEDIAN ACRES: 13.06 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

CRANOR ACRES 2.0 - 5.0 AC: 10890	\$180,300 PER SITE
MEDIAN ACRES: 4.71 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

CRANOR ACRES 5.01 - 10.0 AC: 10900	\$195,500 PER SITE
MEDIAN ACRES: 5.99 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

CRANOR ACRES 10.01 - 15.0 AC: 10910	\$256,800 PER SITE
MEDIAN ACRES: 13.51 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

MOUNTAIN VISTA SUBD: 10915							\$236,300 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043643	5/23/2022	\$224,000	\$236,320	1	\$236,320	3699-190-04-002	LOT 2, MOUNTAIN VISTA SUBDIVISION

TOMICHI HEIGHTS SUBD: 10920	\$110,000 PER SITE
MEDIAN ACRES: 1.08 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

TOMICHI RANCHETTES: 10930	\$146,600 PER SITE
MEDIAN ACRES: 2.54 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

MITZEL'S GREEN ACRES: 10940							\$106,500 PER SITE	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	
R074120	6/16/2022	\$112,900	\$112,900	1	\$112,900	3517-333-02-002	LOT 18, MITZEL'S GREEN ACRES SUBDIVISION	
R074121	7/6/2022	\$100,000	\$100,000	1	\$100,000	3517-333-02-003	LOT 19, MITZEL'S GREEN ACRES SUBDIVISION	

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: STEEP SLOPE

SIGNAL PEAK II: 10960	\$107,900 PER SITE
MEDIAN ACRES: 1.02 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

GLATIOTIS SMALL MEADOW LOTS: 10970	\$170,900 PER SITE
MEDIAN ACRES: 1.50 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

TOBIN RANCHETTES 0.0 - 2.0 AC: 10990	\$171,800 PER SITE
MEDIAN ACRES: 1.66 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

TOBIN RANCHETTES 2.01 - 4.0 AC: 11000	\$175,600 PER SITE
MEDIAN ACRES: 2.338 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

TERRA SUBDIVISION I: 11010	\$63,500 PER SITE
MEDIAN ACRES: 0.21 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

OHIO CREEK PROPERTIES 0.0 - 2.0 AC: 11020	\$167,900 PER SITE
MEDIAN ACRES: 0.95 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

OHIO CREEK PROPERTIES 4.01 - 6.0 AC: 11030	\$195,900 PER SITE
MEDIAN ACRES: 5.96 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

VALLEY VIEW: 11040	\$169,900 PER SITE
MEDIAN ACRES: 1.31 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

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**2025 REAPPRAISAL
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 VACANT LAND: SUBDIVISIONS**

FAIRVIEW: 11050	\$168,100 PER SITE
MEDIAN ACRES: 1.00 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

FAIRVIEW SOUTH: 11055	\$173,400 PER SITE
MEDIAN ACRES: 1.93 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

GUNNISON RAINBOW ACRES SAGE BRUSH: 11060	\$105,700 PER SITE
MEDIAN ACRES: 0.96 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

GUNNISON RAINBOW ACRES WATER INFLUENCE: 11070	\$167,100 PER SITE
MEDIAN ACRES: 0.81 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

MTN GLOW MEADOWS LARGE: 11080	\$249,100 PER SITE
MEDIAN ACRES: 15.46 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

MTN GLOW MEADOWS SMALL: 11090	\$187,700 PER SITE
MEDIAN ACRES: 4.50 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

ABRIL MEADOWS: 11100							\$23,750 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043170	12/13/2023	\$30,000	\$30,000	1	\$30,000	3701-130-11-003	LOT 5, ABRIL MEADOWS SUBDIVISION
TOTAL SUBDIVISION AT 9.14 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH - DIVIDED BY 9 LOTS							

OHIO MEADOWS I-IV 2.01 - 4.0 AC: 11110	\$179,000 PER SITE
MEDIAN ACRES: 2.94 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

OHIO MEADOWS I-IV 4.01 - 6.0 AC: 11120	\$190,100 PER SITE
MEDIAN ACRES: 4.93 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

OHIO MEADOWS I-IV 6.01 - 8.0 ACRES: 11130							\$200,100 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R009841	8/2/2021	\$175,000	\$271,250	1	\$271,250	3701-140-01-012	LOT 4, OHIO MEADOWS SUBDIVISION, FILING NO. 2
MEDIAN ACRES: 6.71 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

OHIO MEADOWS I-IV 10.01 - 12.0 ACRES: 11140							\$222,200 PER SITE
MEDIAN ACRES: 10.65 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

OHIO MEADOWS SAGE 2.01 - 4.0 ACRES: 11160							\$155,200 PER SITE
MEDIAN ACRES: 3.01 ACRES PLOTTED ON SAGE LAND STUDY GRAPH							

OHIO MEADOWS SAGE 4.01 - 6.0 ACRES: 11161							\$177,600 PER SITE
MEDIAN ACRES: 4.50 ACRES PLOTTED ON SAGE LAND STUDY GRAPH							

OHIO MEADOWS SAGE 6.01 - 8.0 ACRES: 11162							\$203,600 PER SITE
MEDIAN ACRES: 6.76 ACRES PLOTTED ON SAGE LAND STUDY GRAPH							

OHIO MEADOWS SAGE > 8 AC: 11163							\$225,600 PER SITE
MEDIAN ACRES: 9.18 ACRES PLOTTED ON SAGE LAND STUDY GRAPH							

COTTONWOOD HOLLOW: 11170							\$163,500 PER SITE
MEDIAN ACRES: 0.165 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

WEST ELK RIDGE: 11180							\$356,500 PER SITE
MEDIAN ACRES: 35.91 ACRES PLOTTED ON SAGE LAND STUDY GRAPH							

SPRING MEADOWS SMALL MEADOW LOTS: 11190							\$171,300 PER SITE
MEDIAN ACRES: 1.57 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

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2025 REAPPRAISAL ECONOMIC AREA 1 VACANT LAND: SUBDIVISIONS

SPRING MEADOWS WATER INFLUENCE: 11200	\$194,700 PER SITE
MEDIAN ACRES: 1.20 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE	

THORNTON MEADOWS: 11220					\$155,400 PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045059	2/10/2022	\$146,500	\$178,730	1	\$178,730*	3701-130-15-001	LOT 15, THORNTON MEADOWS SUBDIVISION
MEDIAN ACRES: 1.20 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WATER INFLUENCE

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: UNDER SIZED LOT

*Sale included Water Influence

ZUPAN ACRES: 11230	\$188,700 PER SITE
MEDIAN ACRES: 0.27 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE	

SUNDANCE RIVERFRONT: 11235	\$315,200 PER SITE
MEDIAN ACRES: 1.59 ACRES PLOTTED ON RIVER LAND STUDY GRAPH	

WOMBLE TRACTS: 11240	\$265,800 PER SITE
MEDIAN ACRES: 0.52 ACRES PLOTTED ON RIVER LAND STUDY GRAPH	

LOST CANYON SUBDIVISION: 11245	\$357,900 PER SITE
MEDIAN ACRES: 3.65 ACRES PLOTTED ON RIVER LAND STUDY GRAPH	

RIO VISTA SAGE LOTS: 11250	\$142,000 PER SITE
MEDIAN ACRES: 2.31 ACRES PLOTTED ON SAGE LAND STUDY GRAPH	

RIO VISTA MEADOW LOTS: 11260	\$164,100 PER SITE
MEDIAN ACRES: 0.28 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

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**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

RIO VISTA WEST BRANCH: 11270 **\$188,700 PER SITE**

MEDIAN ACRES: 0.28 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE

ZUGELDER SAGE: 11280 **\$135,300 PER SITE**

MEDIAN ACRES: 2.0 ACRES PLOTTED ON SAGE LAND STUDY GRAPH

ZUGELDER MEADOW: 11300 **\$168,800 PER SITE**

MEDIAN ACRES: 1.12 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

ZUGELDER ON WEST BRANCH: 11305 **\$192,100 PER SITE**

MEDIAN ACRES: 0.81 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE

ZUGELDER RIVER: 11315 **\$309,200 PER SITE**

MEDIAN ACRES: 1.4 ACRES PLOTTED ON RIVER LAND STUDY GRAPH

CLINES HOMESITES: 11320 **\$282,200 PER SITE**

MEDIAN ACRES: 0.77 ACRES PLOTTED ON RIVER LAND STUDY GRAPH

GLEN: 11325 **\$189,400 PER SITE**

MEDIAN ACRES: 0.38 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE

PONDEROSA PARK: 11330 **\$163,400 PER SITE**

MEDIAN ACRES: 0.16 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

HIDEAWAY ON THE RIVER: 11335 **\$264,200 PER SITE**

MEDIAN ACRES: 0.5 ACRES PLOTTED ON RIVER LAND STUDY GRAPH

COTTONWOOD MEADOWS RIVER: 11340 **\$298,800 PER SITE**

MEDIAN ACRES: 1.12 ACRES PLOTTED ON RIVER LAND STUDY GRAPH

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

COTTONWOOD MEADOWS AFFECTED LOTS: 11350							\$293,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042811	8/26/2021	\$189,000	\$292,950	1	\$292,950	3701-240-12-009	LOT SF5 COTTONWOOD MEADOWS

COTTONWOOD MEADOWS NON RIVER: 11360	\$169,200 PER SITE
MEDIAN ACRES: 1.19 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

GOLD BASIN MEADOWS: 11370	\$165,000 PER SITE
MEDIAN ACRES: 0.43 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

ROCKEY RIVER MEADOW LOTS: 11390							\$249,800 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R007063*	4/15/2022	\$450,000	\$499,500	2	\$249,750	3699-080-01-015	LOTS 14 & 15, ROCKEY RIVER ESTATES SUBDIVISION

*Sale included R007064 / 3699-080-01-014

ROCKEY RIVER RIVER LOTS: 11400	\$332,400 PER SITE
MEDIAN ACRES: 2.25 ACRES PLOTTED ON RIVER LAND STUDY GRAPH	

ISLAND ACRES RIVER LOTS: 11405	\$259,100 PER SITE
MEDIAN ACRES: 0.44 ACRES PLOTTED ON RIVER LAND STUDY GRAPH	

ISLAND ACRES II: 11410	\$166,100 PER SITE
MEDIAN ACRES: 0.64 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

COLUMBINE MEADOWS: 11415	\$165,500 PER SITE
MEDIAN ACRES: 0.53 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

SIERRA VISTA ESTATES 0.0 - 2.0 AC: 11420	\$171,300 PER SITE
MEDIAN ACRES: 1.57 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

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SIERRA VISTA ESTATES ON OHIO CREEK: 11430 **\$197,000 PER SITE**

MEDIAN ACRES: 1.57 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE

MOUNTAIN MEADOWS: 11440 **\$177,000 PER SITE**

MEDIAN ACRES: 2.59 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

NORTH ELK II MEADOW LOTS: 11460 **\$166,600 PER SITE**

MEDIAN ACRES: 0.73 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

NORTH ELK I MEADOW LOTS: 11470 **\$169,500 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R009797	8/4/2021	\$143,828	\$222,933	1	\$222,933	3701-130-02-034	LOT 25, NORTH ELK MEADOWS SUBDIVISION

MEDIAN ACRES: 1.25 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

NORTH ELK I WATER INFLUENCE LOTS: 11480 **\$193,700 PER SITE**

MEDIAN ACRES: 1.05 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE

GUNNISON RIVER MEADOW 0.0 - 2.0 AC: 11490 **\$169,500 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010112	9/7/2021	\$199,000	\$297,505	1	\$297,505*	3701-240-04-004	LOT 14, GUNNISON RIVER SUBD, FILING NO. 1
R074118	6/8/2022	\$242,775	\$242,775	1	\$242,775	3701-240-05-026	LOT 48, GUNNISON RIVER SUBD, FILING NO. 2

MEDIAN ACRES: 1.25 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: WATER INFLUENCE

*Sale included Water Influence

GUNNISON RIVER MEADOW 2.01 - 4.0 AC: 11500 **\$175,400 PER SITE**

MEDIAN ACRES: 2.3 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

2025 REAPPRAISAL ECONOMIC AREA 1 VACANT LAND: SUBDIVISIONS

GUNNISON RIVER STREAM 0.0 - 2.0 AC: 11510	\$301,200 PER SITE
MEDIAN ACRES: 1.18 ACRES PLOTTED ON RIVER LAND STUDY GRAPH	

GUNNISON RIVER STREAM 2.01 - 4.0 AC: 11520	\$333,100 PER SITE
MEDIAN ACRES: 2.28 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH	

DOS RIOS MEADOW OR TREES: 11540	\$188,700 PER UNIT
COMPARABLE TO LEA 11560 - DOS RIOS OFF GOLF COURSE	

DOS RIOS ON GOLF COURSE: 11550						\$215,900 PER UNIT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R010774	9/10/2021	\$135,000	\$201,825	1	\$201,825	3787-100-07-032	LOT 44 DOS RIOS SUBDIVISION UNIT 3
R010744	11/10/2022	\$230,000	\$230,000	1	\$230,000	3787-100-06-038	LOT 83, DOS RIOS SUBDIVISION, UNIT NO. 3

DOS RIOS OFF GOLF COURSE: 11560						\$188,700 PER UNIT	
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R073423	4/1/2022	\$170,000	\$188,700	1	\$188,700	3787-100-01-091	LOT 26, DOS RIOS SUBDIVISION, UNIT NO. 1

COMPARABLE TO LEA 11560:
11540 - DOS RIOS MEADOW OR TREES
11610 - DOS AMIGOS HOMESITES

DOS RIOS RIVER LOTS: 11570	\$425,000 PER UNIT
COMPARABLE TO LEA 11630 - TOMICHI CREEK ON CREEK	

DOS RIOS BIG RIVER LOTS: 11580	\$488,800 PER UNIT
COMPARABLE TO LEA 11630 - TOMICHI CREEK ON CREEK WITH ADJUSTMENT FOR OVER SIZED LOT	

DOS RIOS ISLAND: 11590	\$425,000 PER UNIT
COMPARABLE TO LEA 11630 - TOMICHI CREEK ON CREEK	

SALES STUDY PERIOD:
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**2025 REAPPRAISAL
 ECONOMIC AREA 1
 VACANT LAND: SUBDIVISIONS**

DOS RIOS ISLAND DUPLEX: 11600 **\$425,000 PER UNIT**

COMPARABLE TO LEA 11630 - TOMICHI CREEK ON CREEK

DOS AMIGOS HOMESITES: 11610 **\$188,700 PER UNIT**

COMPARABLE TO LEA 11560 - DOS RIOS OFF GOLF COURSE

STONE MINOR SUBDIVISION: 11615 **\$160,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R074108	6/17/2024	\$320,000	\$320,000	2	\$160,000	3787-034-00-067	EAST & WEST TRACTS, STONE MINOR SUBDIVISION

TOMICHI CREEK OFF CREEK: 11620 **\$310,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045248	9/30/2022	\$310,000	\$310,000	1	\$310,000	3787-100-34-008	LOT 7, TOMICHI CREEK SUBDIVISION
R045250	8/18/2023	\$335,000	\$335,000	1	\$335,000*	3787-100-34-010	LOT 9, TOMICHI CREEK SUBDIVISION

*Sale included Water Influence

TOMICHI CREEK ON CREEK: 11630 **\$425,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R045252	9/16/2022	\$425,000	\$425,000	1	\$425,000	3787-100-34-012	LOT 20, TOMICHI CREEK SUBDIVISION

COMPARABLE TO LEA 11630:

- 11570 - DOS RIOS RIVER LOTS
- 11580 - DOS RIOS BIG RIVER LOTS PLUS OVERSIZED LOT
- 11590 - DOS RIOS ISLAND
- 11570 - DOS RIOS ISLAND DUPLEX

**2025 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND: SUBDIVISIONS**

EAGLE RIDGE RANCH: 11640							\$190,500 PER BLDG ENVELOPE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R031219	8/13/2021	\$875,000	\$1,356,250	1	\$1,356,250	3515-000-03-006	HOMESTEAD 13, EAGLE RIDGE RANCH SUBDIVISION
R031210	8/10/2023	\$815,000	\$815,000	1	\$815,000	3787-100-34-013	HOMESTEAD 4, EAGLE RIDGE RANCH SUBDIVISION
BUILDING ENVELOPE: 5.0 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

PLEASANTVIEW: 11650							\$90,000 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R074527	11/2/2023	\$90,000	\$90,000	1	\$90,000	3787-080-01-026	LOT 3, PLEASANTVIEW PARK SUBDIVISION
R074528	11/2/2023	\$90,000	\$90,000	1	\$90,000	3787-080-01-027	LOT 4, PLEASANTVIEW PARK SUBDIVISION

WILD HORSE ESTATES 4.01 - 6.0 AC: 11660							\$190,300 PER SITE
MEDIAN ACRES: 4.95 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

WILD HORSE ESTATES 6.01 - 8.0 AC: 11670							\$200,100 PER SITE
MEDIAN ACRES: 6.71 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

FOX MEADOWS 2-4 ACRES: 11680							\$184,400 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043147	9/3/2021	\$199,000	\$297,505	1	\$297,505	3701-140-07-007	LOT 7, FOX MEADOWS SUBDIVISION
MEDIAN ACRES: 3.9 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

FOX MEADOWS 4.01-6 ACRES: 11690							\$187,500 PER SITE
MEDIAN ACRES: 4.45 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

RANCHES AT OHIO CREEK: 11700							\$209,300 PER SITE
MEDIAN ACRES: 8.36 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH							

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2025 REAPPRAISAL ECONOMIC AREA 1 VACANT LAND: SUBDIVISIONS

HORSE MEADOWS: 11710 **\$175,000 PER SITE**

MEDIAN ACRES: 2.22 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH

RIVERWALK ESTATES MEADOW LOTS: 11720 **\$258,200 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043426	10/19/2021	\$185,000	\$266,400	1	\$266,400	3701-240-13-032	LOT 32 RIVERWALK ESTATES
R043435	8/25/2023	\$325,000	\$325,000	1	\$325,000	3701-240-13-041	LOT E, RIVERWALK ESTATES SUBDIVISION
R043432	1/16/2024	\$190,000	\$190,000	1	\$190,000	3701-240-13-038	LOT B, RIVERWALK ESTATES SUBDIVISION
R043421	1/20/2024	\$218,000	\$218,000	1	\$218,000	3701-240-13-027	LOT 27, RIVERWALK ESTATES SUBDIVISION
R072621	4/18/2024	\$365,000	\$365,000	1	\$365,000	3701-240-13-054	LOT 38, RIVERWALK ESTATES SUBDIVISION
R043422	5/7/2024	\$250,000	\$250,000	1	\$250,000	3701-240-13-028	LOT 28 RIVERWALK ESTATES

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVER SIZED LOT

RIVERWALK ESTATES RIVER LOTS: 11730 **\$523,100 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R043407*	8/6/2021	\$675,000	\$1,046,250	2	\$523,125	3701-240-13-013	LOTS 13 & 14 RIVERWALK ESTATES

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVER SIZED LOT

*Sale included R043408 / 3701-240-13-014

LOST MINER NORTH SIDE: 11740 **\$122,400 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R032759	12/2/2021	\$92,000	\$122,360	1	\$122,360	3789-120-03-002	LOT 7, LOST MINER RANCH

LOST MINER SOUTH SIDE BLDG ENVELOPE: 11750 **\$173,300 PER SITE**

BUILDING ENVELOPE: 2.0 ACRES PLOTTED ON MEADOW LAND STUDY GRAPH PLUS WATER INFLUENCE

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**2025 REAPPRAISAL
 ECONOMIC AREA 1
 VACANT LAND: SUBDIVISIONS**

GUNNISON RIVERBANKS RANCH: 11760							\$902,500 PER SITE
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R042956	9/22/2021	\$690,000	\$1,031,550	1	\$1,031,550	3699-040-01-009	LOT 4, GUNNISON RIVERBANKS RANCH
R042957	9/29/2021	\$699,000	\$1,045,005	1	\$1,045,005	3699-040-01-010	LOT 18, GUNNISON RIVERBANKS RANCH
R042950	4/23/2022	\$941,500	\$1,045,065	1	\$1,045,065	3699-040-01-003	LOT 14, GUNNISON RIVERBANKS RANCH
R042921	6/10/2022	\$760,000	\$760,000	1	\$760,000	3699-040-01-002	LOT 7, GUNNISON RIVERBANKS RANCH

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: MEADOW LOTS