

**2025 REAPPRAISAL  
ECONOMIC AREA 1  
GUNNISON CONDOMINIUMS: SALES**

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
<b>7TH STREET CONDOMINIUMS - 120/130/140/150/160 S 7TH ST</b>													
<a href="#">R042383</a>		03/03/2022	\$435,000	\$540,575	1,471	\$367	-	-	Good	Fair Plus	Average	Fair Plus	2003
<a href="#">R042384</a>		07/27/2022	\$432,100	\$496,699	1,471	\$338	-	336	Good	Fair Plus	Average	Fair Plus	2003
<a href="#">R042382</a>		11/30/2022	\$426,000	\$478,611	1,354	\$353	-	603	Average	Fair	Average	Fair Plus	2003

<b>ASPEN CONDOMINIUMS - 304/306 N 9TH ST</b>													
<a href="#">R001357</a>	4A	09/17/2021	\$159,000	\$225,160	826	\$273	-	-	Average	Fair	Average	Fair	1979
<a href="#">R001350</a>	2B	10/18/2021	\$155,000	\$215,016	-	\$267	804	-	Average	Fair	Average	Fair	1979
<a href="#">R001352</a>	1A	05/16/2022	\$180,000	\$213,282	-	\$262	813	-	Average	Fair	Average	Fair	1979
<a href="#">R001360</a>	5A	07/14/2023	\$98,000	\$105,007	826	\$127	-	-	Average	Fair	Average	Fair	1979
<a href="#">R001355</a>	3B	11/21/2023	\$230,000	\$240,465	860	\$280	-	-	Average	Fair Plus	Average	Fair	1979
<a href="#">R001358</a>	6B	05/09/2024	\$235,500	\$237,031	860	\$276	-	-	Average	Fair Plus	Average	Fair	1979

<b>CEDAR TERRACE CONDOMINIUMS - 432-442 N 11TH ST</b>													
<a href="#">R001438</a>		06/16/2023	\$345,000	\$371,910	1,171	\$318	-	-	Average	Fair	Average	Fair	1980

<b>CINNAMON TEAL CONDOMINIUMS - 308 S 11TH ST</b>													
<a href="#">R032441</a>	8	08/05/2021	\$245,000	\$354,025	737	\$480	-	201	Good	Fair Plus	Average	Fair	1996
<a href="#">R032438</a>	5	04/28/2022	\$325,000	\$394,485	720	\$548	-	201	Average	Fair Plus	Average	Fair	1996

<b>COTTONWOOD CONDOMINIUMS - 1200/1202/1204/1206 W NEW YORK AVE</b>													
<a href="#">R002414</a>	1	07/07/2021	\$340,000	\$501,126	534	\$938	534	352	Average	Fair Plus	Average	Fair Plus	1981

<b>DOS RIOS CONDOMINIUMS - 113/115/117 SHAVANO DR</b>													
<a href="#">R010842</a>	204 A	04/30/2024	\$258,000	\$261,354	855	\$306	-	-	Average	Fair Plus	Average	Fair	1978

<b>FAIRWAY CONDOMINIUMS - 101-111 SHAVANO DR</b>													
<a href="#">R010829</a>	C-3	07/29/2021	\$270,000	\$397,953	1,344	\$296	-	320	Average	Fair Plus	Average	Fair Plus	1981
<a href="#">R010826</a>	F-4	10/28/2021	\$355,000	\$492,456	1,348	\$365	-	320	Average	Fair Plus	Average	Fair Plus	1981

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<b>FAIRWAY CONDOMINIUMS</b> <i>continued</i>													
<a href="#">R010813</a>	A-5	11/05/2021	\$360,000	\$488,988	1,338	\$365	-	320	Average	Fair Plus	Average	Fair Plus	1980
<a href="#">R010807</a>	B-3	06/14/2022	\$412,500	\$476,850	1,326	\$360	-	320	Good	Average	Average	Fair Plus	1995
<a href="#">R010831</a>	C-5	06/24/2022	\$390,000	\$450,840	1,348	\$334	-	320	Average	Fair Plus	Average	Fair Plus	1981

<b>GOLD BASIN CONDOMINIUMS</b> - 201-227 W RIO GRANDE AVE, 618/620/622/624 S PINE ST													
<a href="#">R002156</a>	14	11/17/2021	\$320,000	\$434,656	912	\$477	449	-	Average	Fair Plus	Average	Fair	1982
<a href="#">R002144</a>	8	11/30/2021	\$288,000	\$391,190	912	\$429	449	-	Average	Fair	Average	Fair	1982
<a href="#">R002155</a>	13	03/30/2022	\$261,500	\$324,966	912	\$356	449	-	Average	Fair	Average	Fair	1982
<a href="#">R002149</a>	33	08/30/2022	\$245,000	\$280,035	899	\$311	444	-	Average	Fair	Average	Fair	1982
<a href="#">R002142</a>	6	04/29/2024	\$350,000	\$354,550	899	\$394	444	-	Good	Fair Plus	Average	Fair	1982

<b>GUNNISON RIVER RETIREMENT COMMUNITY CONDOS</b> ALL PHASES - 1200 US HIGHWAY 50													
<a href="#">R026542 &amp; R041577</a>	B3	11/17/2021	\$295,000	\$388,751	783	\$496	-	348	Average	Fair Plus	Average	Fair	1989
<a href="#">R026551</a>	B1	03/15/2022	\$275,000	\$336,985	783	\$430	-	-	Average	Fair Plus	Average	Fair	1989
<a href="#">R026299</a>	A6	08/19/2021	\$214,000	\$296,861	537	\$553	-	-	Average	Fair	Average	Fair	1989
<a href="#">R026306</a>	G4	12/30/2022	\$225,000	\$251,325	534	\$471	-	-	Very Good	Average	Average	Fair	1989

<b>HALLMARK TOWNHOUSES</b> - 512/514/516/518 N 14													
<a href="#">R001367</a>	7	12/21/2023	\$382,500	\$397,418	962	\$413	462	-	Average	Fair Plus	Average	Fair	1978
<a href="#">R001364</a>	3	06/04/2024	\$385,000	\$385,000	954	\$404	462	-	Average	Fair	Average	Fair	1978

<b>HEATHERWOOD VILLA CONDOS</b> - 108/114/165/169/173 CAMINO DEL RIO, COUNTY ROAD 33													
<a href="#">R010861</a>	1	10/26/2021	\$400,500	\$555,574	1,248	\$445	-	443	Average	Average	Average	Fair Plus	1979
<a href="#">R010864</a>	4	04/10/2023	\$447,000	\$487,677	1,468	\$332	-	443	Very Good	Average	Average	Fair Plus	1979
<a href="#">R010868</a>	8	08/08/2023	\$599,999	\$638,999	1,561	\$409	-	443	Very Good	Average	Average	Fair Plus	1979
<a href="#">R010783</a>	20	08/30/2021	\$495,000	\$715,275	1,811	\$395	-	447	Average	Fair Plus	Average	Fair Plus	1979
<a href="#">R010787</a>	24	08/04/2022	\$525,000	\$600,075	1,947	\$308	-	447	Good	Fair Plus	Average	Fair Plus	1979

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<b>ISLAND CONDOMINIUMS - E COTTONWOOD RD</b>													
<a href="#">R031357</a>	B	09/28/2021	\$835,000	\$1,182,444	1,825	\$648	-	484	Average	Average	Average	Fair Plus	1994

<b>PINE CREEK VILLAGE TOWNHOMES - 235 S 7TH ST</b>													
<a href="#">R042052</a>	A	09/27/2021	\$286,000	\$405,005	1,202	\$337	-	-	Average	Fair Plus	Average	Fair	2002
<a href="#">R042051</a>	B	10/15/2021	\$345,000	\$478,584	1,202	\$398	-	-	Average	Fair Plus	Average	Fair	2002

<b>PINE GROVE PATIO HOMES - 100-110 SHAVANO DR</b>													
<a href="#">R033836</a>		10/05/2023	\$539,000	\$567,028	1,128	\$503	-	491	Good	Average	Average	Average	1998
<a href="#">R032714</a>		11/01/2023	\$350,000	\$365,925	1,131	\$324	-	447	Good	Average	Average	Average	1997

<b>RICHARDSON SQUARE CONDOS - 216-230 W GEORGIA AVE</b>													
<a href="#">R040037</a>		11/03/2023	\$275,000	\$287,513	725	\$397	-	-	Average	Fair	Average	Fair Plus	1983

<b>SHADE TREE CONDOMINIUMS - 221 S 12TH ST</b>													
<a href="#">R032112</a>	1	08/31/2023	\$1,100,000	\$1,171,500	3,812	\$307	-	-	Average	Fair	Average	Fair	1998
<a href="#">R040107</a>	2						-	-	Average	Fair	Average	Fair	1998
<a href="#">R040108</a>	3						-	-	Average	Fair	Average	Fair	1998
<a href="#">R040109</a>	4						-	-	Average	Fair	Average	Fair	1998

<b>SOUTH BOULEVARD TOWNHOMES - 313 S BOULEVARD ST</b>													
<a href="#">R045495</a>	A	08/14/2023	\$265,000	\$282,225	1,245	\$227	-	-	Average	Fair	Average	Fair	2010

<b>SUNSHINE CONDOMINIUMS - 1001-1021 W DENVER AVE</b>													
<a href="#">R001419</a>	E-2	08/21/2021	\$265,000	\$367,608	948	\$388	-	-	Average	Fair Plus	Average	Fair	1981
<a href="#">R001408</a>	B-1	08/27/2021	\$254,500	\$367,753	954	\$385	-	-	Average	Fair	Average	Fair	1981
<a href="#">R001415</a>	D-2	09/02/2021	\$250,000	\$354,025	1,188	\$298	-	-	Average	Fair	Average	Fair	1981
<a href="#">R001421</a>	F-2	01/10/2022	\$252,000	\$327,726	952	\$344	-	-	Average	Fair Plus	Average	Fair	1981
<a href="#">R001410</a>	C-1	04/11/2022	\$294,000	\$353,447	957	\$369	-	-	Average	Fair Plus	Average	Fair	1981

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<b>SUNSHINE CONDOMINIUMS <i>continued</i></b>													
<a href="#">R001424</a>	G-3	10/05/2022	\$290,000	\$327,700	1,194	\$274	-	-	Average	Fair Plus	Average	Fair	1981
<a href="#">R001410</a>	C-1	07/11/2023	\$284,000	\$304,306	957	\$318	-	-	Average	Fair Plus	Average	Fair	1981
<a href="#">R001419</a>	E-2	05/31/2024	\$318,000	\$320,067	948	\$338	-	-	Average	Fair Plus	Average	Fair	1981

<b>TOMICHI CONDOMINIUMS - 18-33 WILD GOOSE LN</b>													
<a href="#">R070973</a>		01/26/2023	\$600,000	\$666,300	1,734	\$384	-	578	Very Good	Average Plus	Average	Average Plus	1982
<a href="#">R010909</a>	10-E	06/30/2024	\$680,000	\$680,000	2,371	\$287	-	492	Average	Average Plus	Average	Average Plus	1982

<b>WEST ELK TOWNHOMES - 420 S WISCONSIN ST</b>													
<a href="#">R042063</a>	1	11/06/2021	\$299,500	\$406,811	1,003	\$406	-	223	Average	Fair Plus	Average	Fair Plus	2002

<b>WESTHAVEN CONDOS ALL PHASES - 288-314 S 5TH ST</b>													
<a href="#">R031335</a>		09/09/2021	\$325,000	\$443,333	847	\$523	-	260	Very Good	Average	Average	Fair	1994
<a href="#">R031335</a>		01/31/2024	\$375,000	\$387,188	847	\$457	-	260	Very Good	Average	Average	Fair	1994
<a href="#">R031550</a>		02/02/2022	\$365,000	\$464,134	1,438	\$323	-	240	Average	Average	Average	Fair	1994

<b>WILDWOOD TOWNHOMES - 102-117 WILDROSE LN, 100-111 WILDRIVER LN, 1310/1312/1314 W TOMICHI AVE, 102/104 GRANITE DR</b>													
<a href="#">R042264</a>	4	08/02/2021	\$100,000	\$144,500	336	\$430	-	-	Average	Fair	Average	Fair	1980
<a href="#">R042265</a>	5	08/12/2021	\$105,000	\$145,656	336	\$434	-	-	Average	Fair	Average	Fair	1980
<a href="#">R042267</a>	7	08/20/2021	\$97,500	\$140,888	337	\$418	-	-	Average	Fair Plus	Average	Fair	1980
<a href="#">R042445</a>	14	06/21/2022	\$127,500	\$147,390	339	\$435	-	-	Average	Fair Plus	Average	Fair	1980
<a href="#">R044688</a>		10/24/2022	\$465,000	\$525,450	1,419	\$370	-	-	Good	Average	Average	Fair Plus	2007
<a href="#">R043452</a>	22	12/09/2022	\$414,500	\$462,997	893	\$518	-	-	Good	Fair Plus	Average	Fair Plus	2005
<a href="#">R043590</a>		04/18/2023	\$360,000	\$392,760	770	\$510	-	253	Average	Fair Plus	Average	Fair Plus	2005
<a href="#">R043451</a>	21	06/16/2023	\$378,000	\$407,484	791	\$515	-	-	Good	Fair Plus	Average	Fair Plus	2005
<a href="#">R044684</a>		08/16/2023	\$385,000	\$410,025	852	\$481	-	-	Average	Fair Plus	Average	Fair Plus	2007
<a href="#">R043451</a>	21	05/28/2024	\$394,500	\$397,064	791	\$502	-	-	Good	Fair Plus	Average	Fair Plus	2005
<a href="#">R042265</a>	5	06/04/2024	\$142,000	\$142,000	336	\$423	-	-	Average	Fair	Average	Fair	1980

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<b>WILLOWS CONDOMINIUMS - 212 S 11TH ST</b>													
<a href="#">R002339</a>	207	08/03/2021	\$200,000	\$289,000	861	\$336	-	-	Average	Fair Plus	Average	Fair	1979
<a href="#">R002341</a>	209	08/02/2021	\$168,000	\$242,760	861	\$282	-	-	Average	Fair	Average	Fair	1979
<a href="#">R002324</a>	101	12/09/2021	\$194,000	\$257,904	861	\$300	-	-	Average	Fair	Average	Fair	1979
<a href="#">R002333</a>	201	07/14/2023	\$249,000	\$266,804	861	\$310	-	-	Average	Fair	Average	Fair	1979
<a href="#">R002331</a>	108	08/31/2023	\$249,000	\$265,185	861	\$308	-	-	Average	Fair Plus	Average	Fair	1979
<a href="#">R002328</a>	105	03/26/2024	\$235,000	\$239,583	861	\$278	-	-	Good	Fair Plus	Average	Fair	1979