

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL CENTRAL BUSINESS DISTRICT**

LAND CODE: 121090 - COMMERCIAL CENTRAL BUSINESS DISTRICT

\$21.48 ROUNDED TO \$21.50 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	LAND SIZE	25% LAND VALUE	PER UNIT	PARCEL NUMBER	LEGAL
R044325	02/20/07	121090	\$200,000	5,250	\$50,000	\$9.52	370136305019	LOT 7 & N 17' OF LOT 8 BLK 4 ORIGINAL
R001979	07/02/07	121090	\$344,500	6,325	\$86,125	\$13.62	378701204014	W 62.5' OF LOT 20, W 62.5' OF S 15' OF LOT 21, W
R044070	07/31/06	121090	\$700,000	9,375	\$175,000	\$18.67	370136305017	LOTS 10-12 BLK 4 ORIGINAL GUNNISON
R002068	08/24/07	121090	\$148,000	1,750	\$37,000	\$21.14	378701217026	N 14' LOT 22 BLK 28 ORIGINAL GUNNISON
R001578	10/04/07	121090	\$272,600	3,125	\$68,150	\$21.81	370136312009	LOT 10 BLK 13 ORIGINAL GUNNISON
R001665	06/22/07	121090	\$289,900	3,125	\$72,475	\$23.19	370136325013	LOT 23 BLK 12 ORIGINAL GUNNISON
R001591	08/09/06	121090	\$290,000	3,125	\$72,500	\$23.20	370136313004	LOT 3 BLK 20 ORIGINAL GUNNISON
R030733	07/31/06	121090	\$360,000	3,125	\$90,000	\$28.80	370136332018	LOT 15 BLK 21 ORIGINAL GUNNISON

**LAND TO BUILDING RATIO OF 1:3

2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL HIGHWAY 135 SERVICE ROADS SMALL LOTS

01/01/2005 - 06/30/2008

COMMERCIAL CENTRAL BUSINESS DISTRICT WITH PARKING: 121070 (COMP)
COMMERCIAL HWY 50: 121050 (COMP)
COMMERCIAL HWY 135: 121010 (COMP)
COMMERCIAL NORTH MAIN: 121080 (COMP)
COMMERCIAL HWY 50 SERVICE RD: 121100 (COMP)

\$10.70 ROUNDED TO
\$10.75 PER SQ. FT.

COMMERCIAL HWY 135 SERVICE RD SMALL LOTS: 121900

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TIME ADJUSTED SALE PRICE	AREA	PER SQ. FT.	PARCEL NUMBER	LEGAL
R031794	4/30/2005	121900	\$260,000	\$314,600	41,695.88	\$7.55	370136212007	LOT 3 GUNNISON CENTER PHASE 1C #553155

Gross Area (43,543 sq ft) Less Road Easement (1,847.12 sq ft) = 41,695.88 sq ft

R044372	11/30/2007	121900	\$200,000	\$200,000	19,084.73	\$10.48	370136224001	LOT 8A RESUB OF LOT 8 GUNNISON CENTER P
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Gross Area (21,284.73 sq ft) Less Road Easement (2,200 sq ft) = 19,084.73 sq ft

R045069	1/16/2008	121900	\$700,000	\$700,000	64,179.65	\$10.91	370136233005	LOTS 82 & 85 REPLAT OF LOT 80 VANTUYL VILL
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Gross Area (69,260.60 sq ft) Less Road Easement (5,080.95 sq ft) = 64,179.65 sq ft

R044373	8/22/2007	121900	\$250,000	\$250,000	21,624.81	\$11.56	370136224002	LOT 8B RESUB OF LOT 8 GUNNISON CENTER P
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Gross Area (23,124.81 sq ft) Less Road Easement (1,500 sq ft) = 21,624.81 sq ft

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL OFF HIGHWAY (SEEN FROM)
COMMERCIAL INDUSTRIAL**

01/01/2005 - 06/30/2008

COMMERCIAL OFF HIGHWAY (SEEN FROM) 0 - 6,250 SQ FT: 123002 (COMP)

COMMERCIAL INDUSTRIAL 0 - 6,250 SQ FT: 130002

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TIME ADJUSTED SALE PRICE	AREA	PER SQ FT	PARCEL NUMBER	LEGAL
R043167	2/23/2005	130002	\$50,000	\$61,500	6,250	\$9.84	378702118007	LOTS 7 & 8 BLK 37 WEST GUNNISON
R043211	3/21/2005	130002	\$58,500	\$71,370	6,250	\$11.42	378702121014	LOTS 19 & 20 BLK 44 WEST GUNNISON
R027344	5/4/2006	130002	\$86,000	\$92,880	6,250	\$14.86	378702121015	LOTS 21 & 22 BLK 44 WEST GUNNISON
R045095	1/30/2008	130002	\$105,000	\$105,000	6,250	\$16.80	378702139011	LOTS 1 & 2 BLK 54 WEST GUNNISON
R045094	2/25/2008	130002	\$150,000	\$150,000	6,250	\$24.00	378702118009	LOTS 23 & 24 BLK 37 WEST GUNNISON

COMMERCIAL INDUSTRIAL 6,250.1 - 9,375 SQ FT: 130003 (COMP)

COMMERCIAL OFF HIGHWAY (SEEN FROM) 6,250.1 - 9,375 SQ FT: 123003

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TIME ADJUSTED SALE PRICE	AREA	PER SQ FT	PARCEL NUMBER	LEGAL
R040192	10/20/2006	123003	\$107,300	\$110,519	8,125	\$13.60	378702113007	LOTS 18 & 19 AND E/W ALLEY BLK 23 WEST GUN

COMMERCIAL OFF HIGHWAY (SEEN FROM) 9,375.1 - 12,500 SQ FT: 123004 (COMP)

COMMERCIAL INDUSTRIAL 9,375.1 - 12,500 SQ FT: 130004

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TIME ADJUSTED SALE PRICE	AREA	PER SQ FT	PARCEL NUMBER	LEGAL
R043158	2/25/2005	130004	\$140,500	\$172,815	12,500	\$13.83	378702118006	LOTS 9 - 12 BLK 37 WEST GUNNISON

COMMERCIAL OFF HIGHWAY (SEEN FROM) 12,500.1 - 15,625 SQ FT: 123005 (COMP)

COMMERCIAL INDUSTRIAL 12,500.1 - 15,625 SQ FT: 130005

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TIME ADJUSTED SALE PRICE	AREA	PER SQ FT	PARCEL NUMBER	LEGAL
R031542	8/10/2005	130005	\$157,000	\$183,690	15,000	\$12.25	378702128003	LOTS 23-26 BLK 7 RIO GRANDE ADDN

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL OFF HIGHWAY (SEEN FROM)
COMMERCIAL INDUSTRIAL**

01/01/2005 - 06/30/2008

- * **COMMERCIAL OFF HIGHWAY (SEEN FROM) 15,625.1 - 18,750 SQ FT: 123006 (COMP)**
- * **COMMERCIAL INDUSTRIAL 15,625.1 - 18,750 SQ FT: 130006 (COMP)**
- * **COMMERCIAL OFF HIGHWAY (SEEN FROM) 18,750.1 - 21,875 SQ FT: 123007 (COMP)**
- * **COMMERCIAL INDUSTRIAL 18,750.1 - 21,875 SQ FT: 130007 (COMP)**
- * **COMMERCIAL OFF HIGHWAY (SEEN FROM) 21,875.1 - 25,000 SQ FT: 123008 (COMP)**
- * **COMMERCIAL INDUSTRIAL 21,875.1 - 25,000 SQ FT: 130008 (COMP)**
- * **COMMERCIAL OFF HIGHWAY (SEEN FROM) 25,000.1 - 28,125 SQ FT: 123009 (COMP)**
- * **COMMERCIAL INDUSTRIAL 25,000.1 - 28,125 SQ FT: 130009 (COMP)**
- * **COMMERCIAL OFF HIGHWAY (SEEN FROM) 28,125.1 - 31,250 SQ FT: 123010 (COMP)**
- * **COMMERCIAL INDUSTRIAL 28,125.1 - 31,250 SQ FT: 130010 (COMP)**
- * **COMMERCIAL OFF HIGHWAY (SEEN FROM) 31,250.1 - 34,375 SQ FT: 123011 (COMP)**
- * **COMMERCIAL INDUSTRIAL 31,250.1 - 34,375 SQ FT: 130011 (COMP)**

* There were no sales within these ranges of square footages. See the GRAPH (page 43) and the SUMMARY (page 42) for values.

COMMERCIAL OFF HIGHWAY (SEEN FROM) LARGER THAN 34,375 SQ FT: 123012 (COMP)

COMMERCIAL INDUSTRIAL LARGER THAN 34,375 SQ FT: 130012

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	TIME ADJUSTED SALE PRICE	AREA	PER SQ FT	PARCEL NUMBER	LEGAL
R002253	5/1/2008	130012	\$400,000	\$400,000	42,000	\$9.52	378702122002	LOTS 1-12 BLK 45 WEST GUNNISON

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL - OFF TOMICHI & MAIN ST. (NOT SEEN FROM HWY)**

01/01/2005 - 06/30/2008

COMMERCIAL OFF TOMICHI & MAIN ST. (NOT SEEN FROM HWY): 121060

\$8.43 ROUNDED TO \$8.50 PER SQUARE FOOT

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	LAND SIZE	25% LAND VALUE	PER SQ FT	PARCEL NUMBER	LEGAL
R001338	8/30/2006	121060	\$189,500	5,875	\$47,375	\$8.06	370135450019	LOTS 4,5 & N2 OF E/W ALLEY ADJT BLK 14 WEST GUNNISON
*R002181	5/5/2006	121020	\$190,000	5,875	\$47,500	\$8.09	378702104015	LOTS 16-17 BLK 24 WEST GUNNISON & S2 OF E/W ALLEY AJDT
R002209	1/2/2007	121060	\$219,000	6,250	\$54,750	\$8.76	378702110001	LOTS 23-24 BLK 40 WEST GUNNISON
*R040191	6/29/06	121060	\$300,000	8,250	\$75,000	\$9.09	378702113006	LOTS 13-15 BLK 23 WEST GUNNISON

**LAND TO BUILDING RATIO OF 1:3

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL - SIGNAL PEAK**

01/01/2005 - 06/30/2008

COMMERCIAL SIGNAL PEAK: 127050

\$75,000 PER LOT

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	LAND SIZE	25% LAND VALUE	PER UNIT	PARCEL NUMBER	LEGAL
R008809	7/7/2005	127050	\$300,000	1	\$75,000	\$75,000	378903002004	LOT 15 SIGNAL PEAK INDUS PARK F1

**LAND TO BUILDING RATIO OF 1:3

**2009 REAPPRAISAL
ECONOMIC AREA 1 - VACANT LAND
COMMERCIAL - WILSON SUBDIVISION**

01/01/2005 - 06/30/2008

COMMERCIAL HWY 50 & 135 SERVICE RD - LARGE LOTS: 121600 (COMP)

COMMERCIAL WILSON SUBDIVISION: 121000

\$10.04 ROUNDED TO **\$10.00 PER SQUARE FOOT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	LAND SIZE	25% LAND VALUE	PER SQ FT	PARCEL NUMBER	LEGAL
R043313	04/08/08	121000	\$8,939,500	222,592	\$2,234,875	\$10.04	370136007001	LOT 1 MELDRUM SUBDIVISION

**LAND TO BUILDING RATIO OF 1:3