

**2007 REAPPRAISAL  
ECON 1  
MEADOW/TREE  
VACANT LAND STUDY**

07/01/04 – 06/30/06

**MEADOW/TREE**

**COMPARABLE SUBDIVISIONS: 0.0 – 0.89 ACRES**

- CLINE'S HOME SITES: 117320**
- COTTONWOOD HOLLOW: 117250**
- CURECANTI TOWNHOMES: 117055**
- GOLD BASIN MEADOWS: 117330**
- GUNNISON RAINBOW ACRES: 117222**
- FRED LONG ½, AVE.: 116600 – 116610**
- ISLAND ACRES DITCH LOTS: 117350**
- NORTH ELK MEADOWS II: 117370**
- RIO VISTA MEADOW: 117302**
- RIO VISTA WEST BRANCH: 117304**
- TERRA SUBDIVISION I: 117180**
- WOMBLE TRACTS MEADOW: 117290**
- ZUGELDER NONRIVER: 117311**
- ZUPAN ACRES: 117280**

**LAND STUDY (0.0 – 0.89 AC): 117800**

**\$60,000 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R009767	4/20/2005	117370	\$60,000	.71 AC	1	\$60,000	370113006012	LOT 6 NORTH ELK MEADOWS II #565158

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**COMPARABLE SUBDIVISIONS: 0.90 – 2.0 AC**

**ABRIL MEADOWS: 117235**

**COTTONWOOD MEADOWS – MEADOW: 117327**

**FAIRVIEW: 117210**

**GLATIOTIS (SMALL) MEADOW: 117160**

**GUNNISON RIVER FILINGS I: 117390**

**GUNNISON RIVER II: 117391**

**GUNNISON RIVER III: 117392**

**NORTH ELK MEADOWS I: 117380 – 117385**

**OHIO CREEK PROPERTY: 117190**

**SIERRA VISTA ESTATES: 117360 – 117362**

**SPRING MEADOWS: 117260 – 117262**

**TOBIN RANCHETTES: 117170**

**VALLEY VIEW: 117200**

**ZUGELDER SUBDIVISION: 117312**

**LAND STUDY (0.90 – 2.0 AC): 117802**

**\$86,000 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R010130	8/26/2004	117390	\$80,000	1.29AC	1	\$80,000	370124006012	LOT 31 & ADJ STRIP GUNNISON RIVER FILING 2 #545749 #56
R033455	12/1/2005	117392	\$86,000	1.97AC	1	<b>\$86,000</b>	370124003019	LOT 2 GUNNISON RIVER FILING 2 #561149
R043383	5/20/2005	117210	\$97,000	1.0AC	1	\$97,000	351535001014	LOT 11 FAIRVIEW SUBD #553790

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**LAND STUDY M / T 2.01 – 4.0 AC: 117804**

**\$124,500 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R033455	12/1/2005	117392	\$114,000	2.27	1	\$114,000	370124003019	LOT 1 GUNNISON RIVER FILING 2 #561149
R041609	1/13/2005	117804	\$124,500	4.0	1	<b>\$124,500</b>	378711001003	LOT 4 TOMICHI CREEK PRESERVE #550145
R009779	6/24/2005	117380	\$133,000	2.28	1	\$133,000	370113002015	LOT 7 NORTH ELK MEADOWS SUBD #555057

**LAND STUDY M/T 4.01 – 6.0 AC: 117806**

**\$225,000 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R010173	8/4/2004	117806	\$180,000	4.428AC	1	\$180,000	370125000023	4.428 ACRES IN NE4SW4 SEC 25 50N1W #544893
R041610	12/27/2005	117806	\$225,000	4.04AC	1	<b>\$225,000</b>	378714007001	LOT 3 TOMICHI CREEK PRESERVE #561840
R041593	6/24/2005	117806	\$250,000	5.16AC	1	\$250,000	370113010001	PARCEL B SERRA SUBDIVISION #555073

**LAND STUDY M/T 12.01 – 14.0 AC: 117814**

**\$275,000 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R009813	6/7/2005	117264	\$275,000	13.7AC	1	\$275,000	370113005021	LOT M 1 SPRING MEADOWS SUBD #557503

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**LAND STUDY M / T 34.1 – 36.0 AC: 117835**

**\$382,500 PER UNIT**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R042756	12/20/2005	117835	\$345,000	35.05AC	1	\$345,000	370100005008	LOT 15 HORSE RIVER RANCH SUBD #561873
R042745	2/15/2006	117835	\$375,000	35.05 AC	1	<b>\$375,000</b>	370100005009	LOT 10 HORSE RIVER RANCH SUBD #562930
R042751	8/24/2005	117835	\$390,000	35.16 AC	1	<b>\$390,000</b>	370100005003	LOT 12 HORSE RIVER RANCH SUBD #557331
R042748	6/20/2006	117835	\$435,000	35.05 AC	1	\$435,000	370100005012	LOT 5 HORSE RIVER RANCH SUBD #566249

**LAND STUDY M/T 36.1 + ACRES: 117836**

**\$17,857 PER ACRE**

ACCOUNT NUMBER	SALE DATE	LAND CODE	SALE PRICE	AREA	UNIT	PER UNIT	PARCELNB	LEGAL
R026972	6/7/2005	117836	\$875,000	49 AC		\$17,857	370100000019	W2NW4SW4. SEC 13 & PT OF NE4SE4. SEC 14 50N1W 48.497