

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
RIVER SUBDIVISIONS**

07/01/2006-06/30/2010

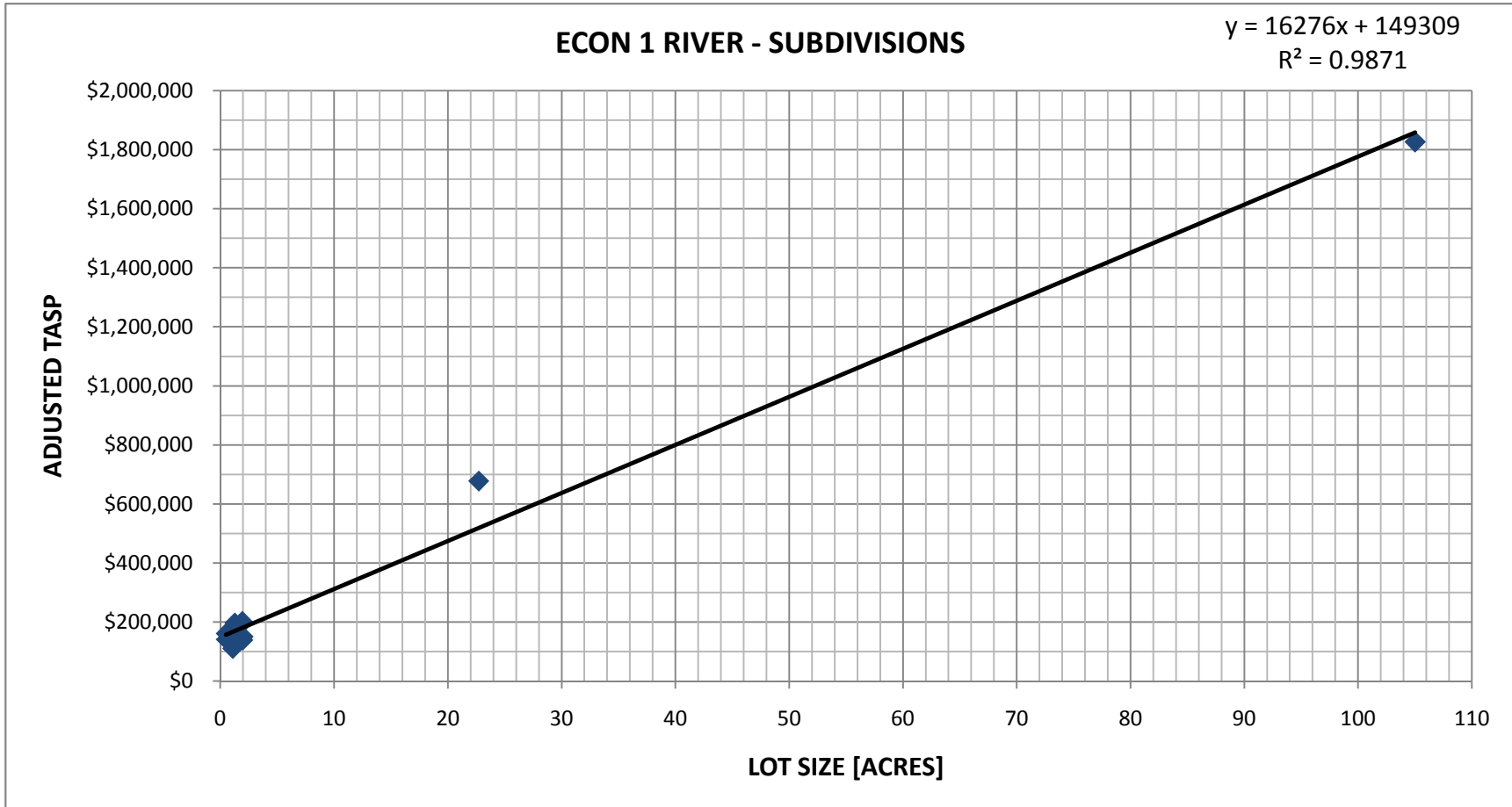
SUBDIVISION	LEA	MEDIAN ACREAGE	2011 VALUE
SUNDANCE RIVERFRONT	11235	1.590	\$175,200
LOST CANYON SUBDIVISION	11245	3.649	\$208,200
ZUGELDER: RIVER LOTS 0.9-2 ACRES	11305	1.400	\$151,600
ZUGELDER: RIVER LOTS 2.01-4 ACRES	11315	3.495	\$206,200
THE GLEN	11325	0.381	\$155,500
HIDEAWAY ON THE RIVER	11335	0.499	\$157,400
COTTONWOOD MEADOWS: RIVER	11340	1.117	\$167,500
ROCKY RIVER: RIVER LOTS	11400	2.250	\$185,900
ISLAND ACRES: RIVER LOTS	11405	0.440	\$156,500
DOS RIOS: RIVER LOTS*	11570	1.080	\$266,800
DOS RIOS: BIG RIVER LOTS*	11580	3.830	\$338,600
DOS RIOS: ISLAND*	11590	1.515	\$278,300
DOS RIOS: ISLAND DUPLEX*	11600	0.534	\$252,800
TOMICHI CREEK: ON CREEK	11630	1.060	\$166,600
RIVERWALK ESTATES: RIVER	11730	1.740	\$176,500

THESE VALUES ARE BASED ON THE FOLLOWING GRAPH

* An additional 60% upward Market Adjustment has been applied to Dos Rios/Dos Amigos Subdivisions (refer to sales on page 11 - LEA 11550)

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THE VALUE (**ADJUSTED TASP**) AND SIZE (**ACRES**) FROM THE FOLLOWING SALES WERE PLOTTED ON THIS GRAPH

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07/01/2006-06/30/2010

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R043446	06/29/2009	\$177,000	\$161,070	\$161,070	0.515	370124014001	LOT 1 HIDEAWAY ON THE RIVER #591843
R007813	10/30/2009	\$150,000	\$141,000	\$141,000	0.522	351733102011	LOT 12 WOMBLE TRACTS #594909
R042812	08/17/2007	\$147,900	\$110,186	\$110,186	1.089	370124012006	LOT SF6 COTTONWOOD MEADOWS #579081
R042808	10/12/2006	\$224,600	\$150,482	\$150,482	1.104	370124012002	LOT SF2 COTTONWOOD MEADOWS #569966
R043403	08/16/2006	\$300,000	\$196,500	\$196,500	1.290	370124013009	LOT 9 RIVERWALK ESTATES #568167
R044171-74	09/07/2006	\$342,000	\$226,579	\$226,579	1.456	3701112401001-4	LOTS 1-4 THE GLEN #568842
R043399	07/25/2006	\$300,000	\$194,250	\$194,250	1.880	370124013005	LOT 5 RIVERWALK ESTATES #567350
R043402	10/16/2009	\$215,000	\$202,100	\$202,100	1.930	370124013008	LOT 8 RIVERWALK ESTATES #594828
R045491	08/21/2009	\$150,000	\$138,750	\$138,750	1.970	370124003023	LOT 2 GUNNISON RIVER FILING 2 #593139 #596574
R010102	09/20/2007	\$199,500	\$150,124	\$150,124	2.002	370124003009	LOT 9 GUNNISON RIVER FILING 2 #578863 #580262
R044358	05/30/2007	\$600,000	\$433,500	\$677,344	22.710	370113000031	22.71 AC IN S2NW4 SEC 13 50N1W #575705
R041530	06/24/2008	\$1,425,000	\$1,168,500	\$1,825,781	105.010	351500000030	105.01 AC IN NW4SW4 SEC 26 & N2SE4 SEC 27 51N1W #588644