

**2011 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND**

07/01/2006-06/30/2010

COMMERCIAL: HIGHWAYS 50 AND 135 - SERVICE ROAD

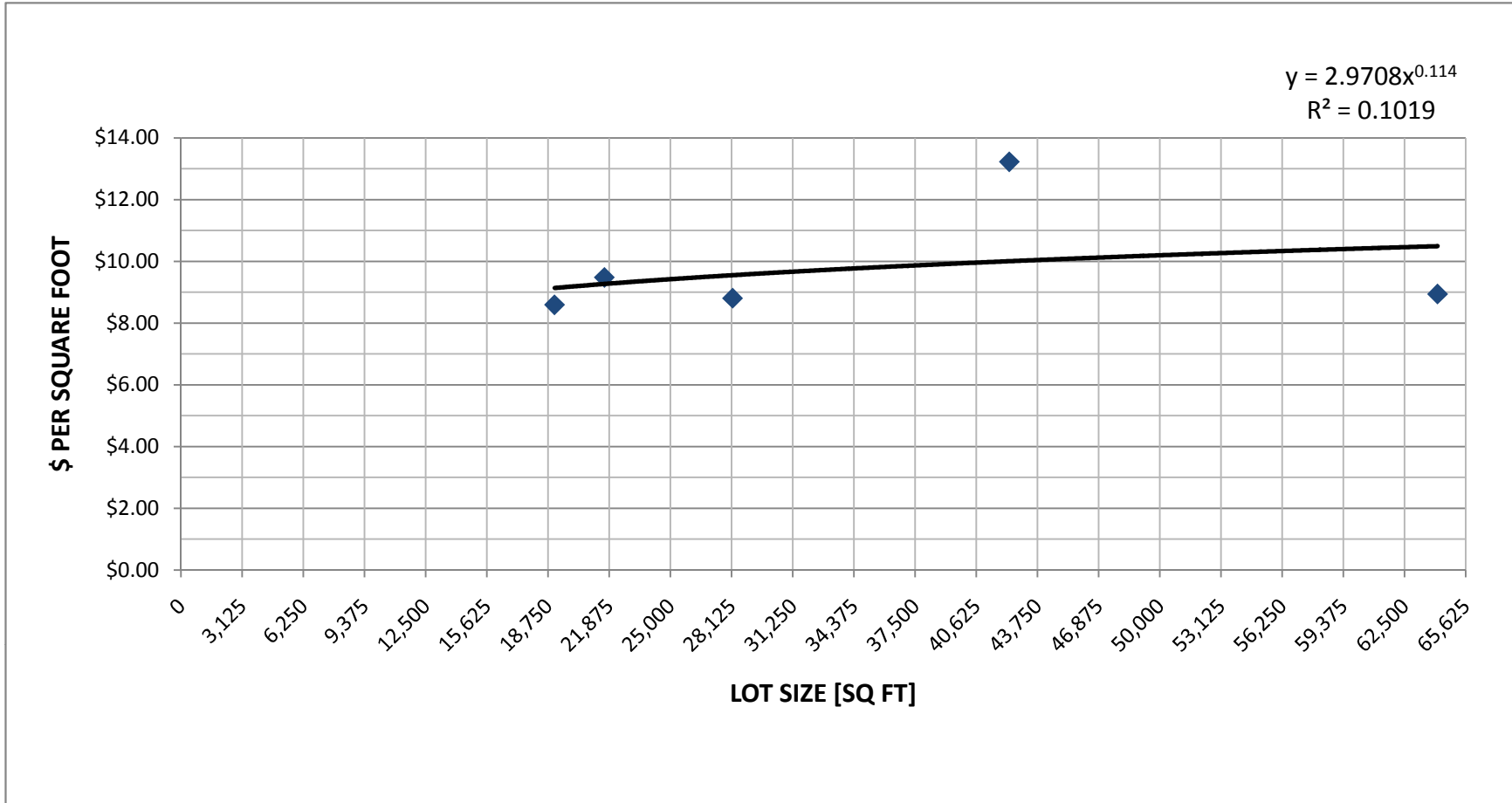
LEA	LEA DESCRIPTION	2011 VALUE	PER SQUARE FOOT
12370	COMMERCIAL HWY 50 SERVICE RD		\$9.00
12380	COMMERCIAL 50 & 135 SERVICE RD: LARGE LOT		\$9.00
12390	COMMERCIAL HWY 135 SERVICE RD		\$9.00
12505	VANTUYL VILLAGE REPLAT LOT 80		\$9.00

THESE VALUES ARE BASED ON THE FOLLOWING GRAPH

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07/01/2006-06/30/2010



THE VALUE (\$ PER SQAURE FOOT) AND SIZE (SQUARE FEET) FROM THE FOLLOWING SALES WERE PLOTTED ON THIS GRAPH

**2011 REAPPRAISAL
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07/01/2006-06/30/2010

COMMERCIAL: HIGHWAYS 50 AND 135 - SERVICE ROAD

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R044372	09/24/2008	\$200,000	\$164,000	19,085.0	\$8.59	370136224001	LOT 8A RESUBDIVISION OF LOT 8 GUNNISON CENTER PH 1C #586709
R044373	08/22/2007	\$250,000	\$205,000	21,625.0	\$9.48	370136224002	LOT 8B RESUBDIVISION OF LOT 8 GUNNISON CENTER PH 1C #578079
R002246	05/11/2009	\$275,000	\$248,188	28,179.0	\$8.81	378702120001	LOTS 15,16 ISLAND ACRES SUBD 2 #590609
R045459	09/18/2009	\$600,000	\$559,500	42,303.6	\$13.23	370136224008	LOTS 8D & 8E RESUBDIVISION OF LOT 8 GUNNISON CENTER PH 1C #594192
R045069	01/16/2008	\$700,000	\$574,000	64,180.0	\$8.94	370136233005	LOTS 82 & 85 REPLAT OF LOT 80 VANTUYL VILLAGE SUBD #581642

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COMMERCIAL: OFF HIGHWAY AND INDUSTRIAL

COMMERCIAL CENTRAL BUSINESS DISTRICT: 12360 (COMP TO 12400)
 COMMERCIAL NORTH MAIN: 12350 (COMP TO 12410)
 COMMERCIAL HWY 50: 12320 (COMP TO 12420)
 COMMERCIAL CENTRAL BUSINESS: 12340 (COMP TO 12430)
 COMMERCIAL HWY 135: 12310 (COMP TO 12450)
 MELDRUM SUBDIVISION: 12300 (COMP TO 12500)
 COMMERCIAL OFF HWY 50-135: 12330 (COMP TO 12500)

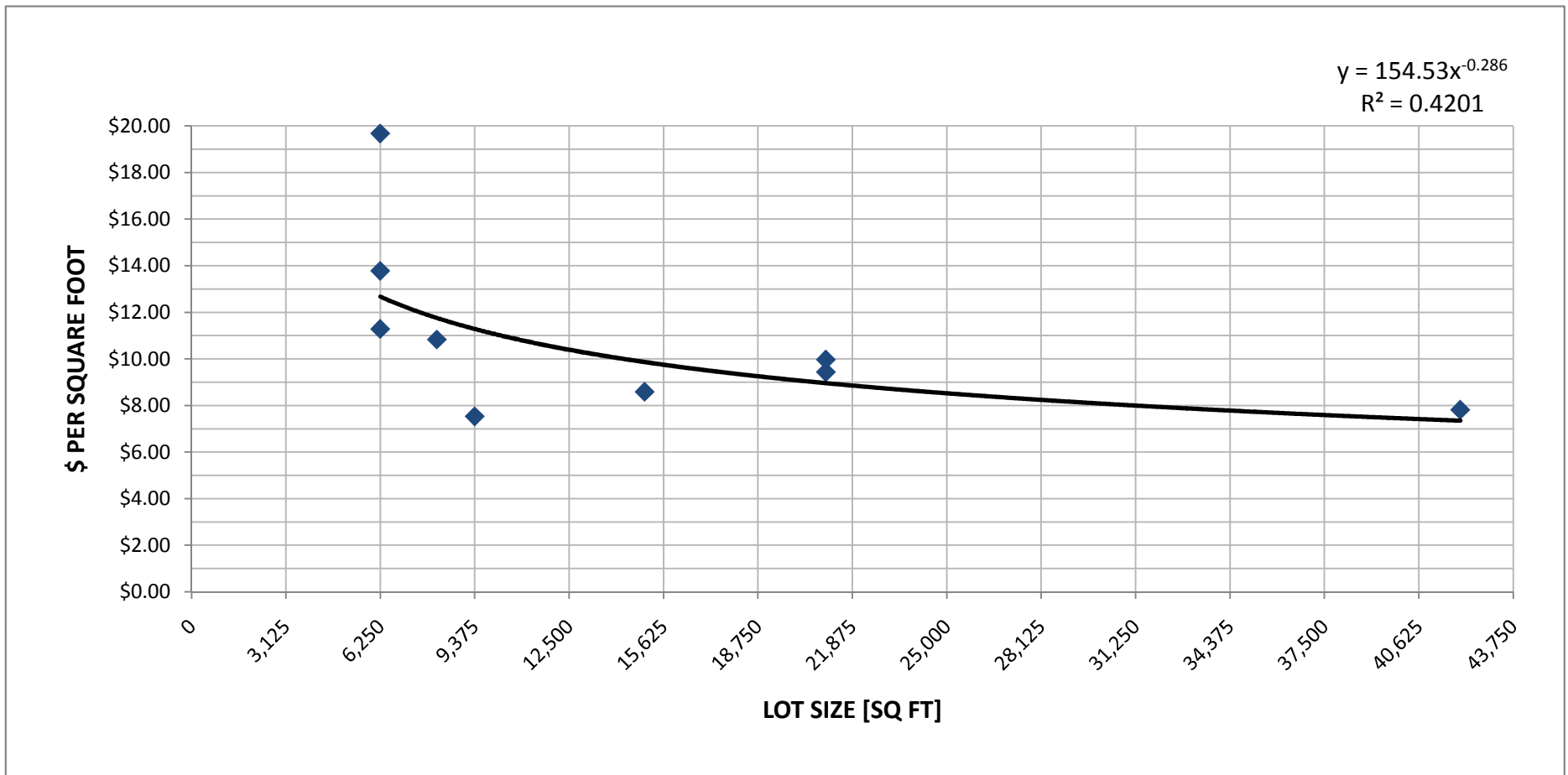
LEA	SQUARE FEET	2011 VALUE	PER SQUARE FOOT
12400 or 12550	0 - 6,250		\$12.50
12410 or 12560	6,250.1 - 9,375		\$11.25
12420 or 12570	9,375.1 - 12,500		\$10.50
12430 or 12580	12,500.1 - 15,625		\$9.75
12440 or 12590	15,625.1 - 18,750		\$9.25
12450 or 12600	18,750.1 - 21,875		\$8.75
12460 or 12610	21,875.1 - 25,000		\$8.50
12470 or 12620	25,000.1 - 28,125		\$8.25
12480 or 12630	28,125.1 - 31,250		\$8.00
12490 or 12640	31,250.1 - 34,375		\$7.75
12500 or 12650	34,375.1+		\$7.50

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VACANT LAND**

COMMERCIAL: OFF HIGHWAY AND INDUSTRIAL

07/01/2006-06/30/2010

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R027344	05/04/2006	\$86,000	\$70,520	6,250	\$11.28	378702121015	LOTS 21 & 22 BLK 44 WEST GUNNISON #564837
R045095	01/30/2008	\$105,000	\$86,100	6,250	\$13.78	378702139011	LOTS 1 & 2 BLK 54 WEST GUNNISON #581943
R045094	02/25/2008	\$150,000	\$123,000	6,250	\$19.68	378702118009	LOTS 23 & 24 BLK 37 WEST GUNNISON #582302
R040192	10/20/2006	\$107,300	\$87,986	8,125	\$10.83	378702113007	LOTS 18 & 19 AND E/W ALLEY BLK 23 WEST GUNNISON #570229
R040134	10/14/2008	\$83,000	\$70,550	9,375	\$7.53	378702103018	LOTS 15-17 & E/W ALLEY NORTH & ADJ LOTS 15-17 BLK 25 WEST GUNNISON
R031542	08/10/2005	\$157,000	\$128,740	15,000	\$8.58	378702128003	LOTS 23-26 BLK 7 RIO GRANDE ADDN #556765
R045391	01/29/2009	\$277,000	\$198,058	21,000	\$9.43	378702119006	LOTS 19-24 BLK 36 WEST GUNNISON #588874
R002243	06/02/2009	\$230,000	\$209,300	21,000	\$9.97	378702119005	LOTS 13-18 BLK 36 WEST GUNNISON #591048
R002253	05/01/2008	\$400,000	\$328,000	42,000	\$7.81	378702122002	LOTS 1-12 BLK 45 WEST GUNNISON #583634