

2011 REAPPRAISAL - SINGLE FAMILY RESIDENCE SALES IN ECONOMIC AREA 8 (RURAL GUNNISON COUNTY)

ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	NEIGHBORHOOD	LIVING AREA SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT SQ FT	GARAGE UNITS	BUILDING CONDITION	CONSTRUCTION QUALITY	YEAR BUILT	ARCHITECTURAL STYLE
R013086	6-Jan-09	\$4,000,000.00	\$4,000,000.00	5277 COUNTY RD 737	810010: ECON 8 LAND STUDY POOR ACCESS	1884	364	0	2	Average	Fair	1982	SUMMER SFR
R016123	4-Sep-07	\$1,100,000.00	\$1,100,000.00	27711 COUNTY RD 12	810011: NORTH FORK	3909	0	0	3.5	Average	Good	1990	LOG HOME
R013426	15-Jun-07	\$1,350,000.00	\$1,350,000.00		810012: WEST COUNTY	2522	0	0	0	Average	Average	1988	LOG HOME
R013617	26-Sep-07	\$1,077,500.00	\$1,077,500.00	10100 FS RD 709	810012.1: WEST COUNTY SEASONAL	1793	1073	0	0	Average	Good	1981	LOG HOME
R016273	4-Dec-07	\$160,000.00	\$160,000.00	10774 HWY 50	810013: SOUTHWEST COUNTY	357	0	0	0	Minimum	Low	1945	SUMMER SFR
R014566	10-Oct-08	\$172,900.00	\$172,900.00	1357 COUNTY RD 858	810013: SOUTHWEST COUNTY	960	0	0	0	Below Average	Fair	1980	CONVENTIONAL
R026838	19-Aug-09	\$143,500.00	\$143,500.00	1675 COUNTY RD 858	810013: SOUTHWEST COUNTY	1041	0	0	0	Below Average	Fair	1986	CONVENTIONAL
R014621	14-Aug-06	\$205,900.00	\$205,900.00	480 BEAR TRL	810013: SOUTHWEST COUNTY	1128	0	0	0	Average	Fair	1981	CONVENTIONAL
R014551	30-Aug-07	\$225,000.00	\$225,000.00	1225 COUNTY RD 858	810013: SOUTHWEST COUNTY	1360	0	0	7	Average	Fair	1986	CONVENTIONAL
R014579	9-Jun-10	\$375,000.00	\$375,000.00		810013: SOUTHWEST COUNTY	2756	0	0	1	Average	Average	1988	LOG HOME
R027640	4-Aug-09	\$473,350.00	\$473,350.00	2745 PEREGRINE WAY	810013.1: SOUTHWEST SEASONAL	1936	732	0	2.5	Average	Good	1992	CONVENTIONAL
R041326	15-Dec-09	\$158,000.00	\$158,000.00	309 COUNTY RD 28	810014: POWDERHORN & LAKE FORK	1975	0	0	0	Average	Fair	2001	UBC MANUFACTURED
R033651	7-Jul-08	\$397,000.00	\$397,000.00	2477 GOOSE CREEK RD	810014: POWDERHORN & LAKE FORK	0	3060	0	4	Average	Average	1999	CONVENTIONAL
R030730	23-Sep-08	\$550,000.00	\$550,000.00	22822 HWY 149	810014: POWDERHORN & LAKE FORK	1776	874	0	1	Average	Average	1994	LOG HOME
R012345	14-Sep-07	\$214,610.00	\$214,610.00	OSO CREEK RD	810014.1: POWDERHORN SEASONAL	1440	0	0	0	Average	Fair	1985	CABIN
R007731	7-Sep-07	\$100,000.00	\$100,000.00	1024 COUNTY RD 20	810015: BLUE MESA RESERVIOR	0	792	0	1.5	Minimum	Low	1980	BERM
R007735	30-Apr-08	\$200,000.00	\$200,000.00	983 COUNTY RD 20 A	810015: BLUE MESA RESERVIOR	1340	0	0	2	Below Average	Fair	1970	CONVENTIONAL
R030834	18-Oct-07	\$274,700.00	\$274,700.00	34511 W HWY 50	810015: BLUE MESA RESERVIOR	1709	0	0	0	Average	Fair	1978	UBC MANUFACTURED
R043485	10-Jun-10	\$299,000.00	\$299,000.00	W HWY 50	810015: BLUE MESA RESERVIOR	1926	2412	0	3	Below Average	Fair	1965	CONVENTIONAL
R041546	20-Nov-07	\$353,000.00	\$353,000.00	999 COUNTY RD 20 A	810015: BLUE MESA RESERVIOR	2042	0	0	6	Average	Average	2004	LOG HOME
R008113	30-Jun-10	\$298,850.00	\$298,850.00		810016: IOLA TO NINE MILE	1152	1152	0	4	Average	Average	1982	CONVENTIONAL
R041480	12-Apr-07	\$385,000.00	\$385,000.00	27251 HWY 149	810016: IOLA TO NINE MILE	2074	0	0	4	Average	Average	1996	CONVENTIONAL

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R008505	2-Jul-09	\$225,000.00	\$225,000.00	8220 COUNTY RD 38	810017: TOMICHI VALLEY	1512	0	0	0	Average	Fair	2006	UBC MANUFACTURED
R045185	27-Jun-08	\$330,000.00	\$330,000.00	8111 COUNTY RD 38	810017: TOMICHI VALLEY	1320	0	0	2.5	Average	Average	1998	LOG HOME
R032079	25-Sep-06	\$699,000.00	\$699,000.00	66 BENCH RD	810017: TOMICHI VALLEY	2543	0	0	7	Average	Good	1997	LOG HOME
R032078	27-Sep-07	\$988,000.00	\$988,000.00	96 COUNTY RD 76	810017: TOMICHI VALLEY	2547	0	0	2	Average	Good	2000	LOG HOME

R008594	10-Aug-06	\$105,000.00	\$105,000.00	8487 COUNTY RD 76	810018: QUARTZ CREEK	420	0	0	0	Below Average	Low	1928	SUMMER SFR
R007824	19-Nov-09	\$65,000.00	\$65,000.00	132 MINERS	810018: QUARTZ CREEK	1257	0	0	0	Average	Low	1963	SUMMER SFR
R003864	15-May-08	\$115,000.00	\$115,000.00	102 N 3RD ST	810018: QUARTZ CREEK	572	0	0	0	Average	Fair	1956	SUMMER SFR
R003837	30-Jul-08	\$164,300.00	\$164,300.00	621 STATE ST	810018: QUARTZ CREEK	576	0	0	0	Average	Fair	1956	SUMMER SFR
R045188	10-Jul-08	\$95,000.00	\$95,000.00	ARMSTRONG ST	810018: QUARTZ CREEK	672	0	0	0	Average	Fair	1971	SUMMER SFR
R007864	16-Oct-07	\$141,300.00	\$141,300.00	CROSS ST	810018: QUARTZ CREEK	720	0	0	0	Average	Fair	1971	SUMMER SFR
R003784	29-Sep-07	\$137,000.00	\$137,000.00	415 STATE ST	810018: QUARTZ CREEK	914	0	0	0	Average	Fair	1951	OLD STYLE
R003854	26-Oct-07	\$220,000.00	\$220,000.00	217 STATE ST	810018: QUARTZ CREEK	1370	0	0	0	Average	Fair	1982	SUMMER SFR
R016508	25-Feb-09	\$280,000.00	\$280,000.00	1132 STATE ST	810018: QUARTZ CREEK	1500	0	0	0	Average	Fair	2003	CONVENTIONAL
R009395	23-Sep-09	\$250,000.00	\$250,000.00	8546 COUNTY RD 76	810018: QUARTZ CREEK	1636	0	876	2.5	Average	Fair	1974	CONVENTIONAL
R007649	8-Sep-06	\$450,000.00	\$450,000.00	8506 COUNTY RD 76	810018: QUARTZ CREEK	2966	0	0	0	Average	Fair	1975	CONVENTIONAL
R007700	25-Nov-09	\$209,000.00	\$209,000.00	390 COUNTY RD 771	810018: QUARTZ CREEK	1120	0	0	2.5	Average	Fair Plus	1980	CONVENTIONAL
R031250	29-Nov-07	\$250,000.00	\$250,000.00	3 MINERS AVE	810018: QUARTZ CREEK	1534	0	0	0	Average	Average	1999	LOG HOME
R031237	29-Jun-07	\$284,000.00	\$284,000.00	300 10TH ST	810018: QUARTZ CREEK	1816	0	0	2	Average	Average	1997	CONVENTIONAL
R026976	25-Oct-07	\$310,000.00	\$310,000.00	300 S 10TH AVE	810018: QUARTZ CREEK	2115	0	0	2	Average	Average	1991	CONVENTIONAL
R040828	19-Jun-07	\$543,500.00	\$543,500.00	4892 COUNTY RD 76	810018: QUARTZ CREEK	3040	0	0	2.5	Average	Average	1998	LOG HOME

R008479	1-Aug-07	\$125,000.00	\$125,000.00		810018.1: QUARTZ CREEK SEASONAL	373	0	0	0	Average	Low	1965	CABIN
R007532	18-Jul-06	\$90,000.00	\$90,000.00	COUNTY RD 763	810018.1: QUARTZ CREEK SEASONAL	550	0	0	0	Average	Low	1987	CABIN
R008099	8-May-07	\$119,600.00	\$119,600.00		810018.1: QUARTZ CREEK SEASONAL	658	0	0	0	Average	Fair	1976	SUMMER SFR
R008517	4-Aug-09	\$450,000.00	\$450,000.00	4450 COUNTY RD 771	810018.1: QUARTZ CREEK SEASONAL	1442	0	392	3.5	Average	Fair	1980	LOG HOME
R008018	26-Sep-08	\$131,500.00	\$131,500.00		810018.1: QUARTZ CREEK SEASONAL	912	0	0	0	Average	Fair Plus	1972	CABIN

R040766	11-Aug-08	\$2,300,000.00	\$2,300,000.00	8771 COUNTY RD 730	810019: OHIO CREEK	3346	0	0	3.5	Average	Very Good	2003	LOG HOME
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R007133	4-Sep-07	\$370,000.00	\$370,000.00	972 COUNTY RD 744	810020: TAYLOR - SPRING CREEK	1032	0	0	1	Average	Fair	1963	CONVENTIONAL
R045178	27-Mar-08	\$485,000.00	\$485,000.00	151 DEER PATH LN	810020: TAYLOR - SPRING CREEK	1119	384	0	1.5	Average	Fair	1982	CONVENTIONAL
R008257	28-Sep-06	\$385,000.00	\$385,000.00	10287 HWY 135	810020: TAYLOR - SPRING CREEK	1272	0	0	1.5	Average	Fair	1992	LOG HOME
R008072	28-Sep-07	\$625,000.00	\$625,000.00	11103 COUNTY RD 742	810020: TAYLOR - SPRING CREEK	1440	0	0	1.5	Average	Fair	1983	CONVENTIONAL
R007723	25-Jan-08	\$315,000.00	\$315,000.00	120 JOLEE TRL	810020: TAYLOR - SPRING CREEK	1536	0	0	0	Average	Fair	1979	CONVENTIONAL
R007686	29-Oct-09	\$299,000.00	\$299,000.00	641 COUNTY RD 744	810020: TAYLOR - SPRING CREEK	1652	0	0	1	Average	Fair	1978	CONVENTIONAL

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R008703	20-Aug-09	\$438,750.00	\$438,750.00	172 RAINBOW DR	810020: TAYLOR - SPRING CREEK	1832	1219	0	5	Average	Fair	1982	CONVENTIONAL
R008645	29-Oct-07	\$530,000.00	\$530,000.00	55 BROOK PL	810020: TAYLOR - SPRING CREEK	2733	0	0	2	Average	Average	1983	RANCH
R007943	11-Oct-07	\$522,000.00	\$522,000.00	926 EAST RIVER LN	810020: TAYLOR - SPRING CREEK	3186	0	0	2.5	Average	Average	1991	CONVENTIONAL

R009614	22-Oct-08	\$45,000.00	\$45,000.00	9665 COUNTY RD 888	810022: UPPER TOMICHI	330	0	0	0	Average	Low	1950	SUMMER SFR
R009559	15-Aug-07	\$42,000.00	\$42,000.00	9698 COUNTY RD 888	810022: UPPER TOMICHI	635	0	0	0	Average	Low	1950	SUMMER SFR

R014149	15-Jul-09	\$349,000.00	\$349,000.00	782 SERPENTINE TRL	810023: CRYSTAL RIVER VALLEY	784	742	0	2.5	Average	Fair	1996	SUMMER SFR
R015649	5-Jun-07	\$396,900.00	\$396,900.00	9 ASPEN ST	810023: CRYSTAL RIVER VALLEY	936	806	130	2	Average	Fair	1980	CONVENTIONAL
R014052	12-Aug-08	\$494,500.00	\$494,500.00	150 W VILLAGE DR	810023: CRYSTAL RIVER VALLEY	1228	432	336	3	Average	Average	1993	CONVENTIONAL
R015651	12-Sep-07	\$428,800.00	\$428,800.00	99 ALPINE ST	810023: CRYSTAL RIVER VALLEY	1520	678	0	1	Average	Average	1978	CONVENTIONAL
R015652	30-Apr-07	\$378,500.00	\$378,500.00	115 ALPINE ST	810023: CRYSTAL RIVER VALLEY	1698	0	0	1	Average	Average	1978	CONVENTIONAL
R014436	16-Jan-08	\$409,500.00	\$409,500.00	166 MILTON WAY	810023: CRYSTAL RIVER VALLEY	1800	0	0	1	Average	Average	1974	CONVENTIONAL
R014427	5-Aug-09	\$449,800.00	\$449,800.00	331 MEADOW LN	810023: CRYSTAL RIVER VALLEY	1820	0	0	0	Average	Average	1984	CONVENTIONAL
R014470	2-Aug-07	\$448,600.00	\$448,600.00	711 W PARK ST	810023: CRYSTAL RIVER VALLEY	2160	0	0	0	Average	Average	2003	CONVENTIONAL
R015694	13-May-08	\$595,000.00	\$595,000.00	1001 BROOKIE DR	810023: CRYSTAL RIVER VALLEY	2458	480	0	2.5	Average	Average	1982	LOG HOME
R031744	30-Sep-09	\$529,500.00	\$529,500.00	4700 COUNTY RD 3	810023: CRYSTAL RIVER VALLEY	2458	0	0	2	Average	Average	2002	CONVENTIONAL

R013742	3-Apr-07	\$325,000.00	\$325,000.00	705 W VILLAGE DR	810023.1: CRYSTAL RIVER SEASONAL	729	0	0	0	Average	Fair	1995	SUMMER SFR
R013888	15-May-08	\$399,900.00	\$399,900.00	74 FELDSPAR RD	810023.1: CRYSTAL RIVER SEASONAL	1489	0	1007	0	Average	Fair	1999	CONVENTIONAL
R013786	29-Jun-07	\$369,000.00	\$369,000.00	299 PROSPECTOR TRL	810023.1: CRYSTAL RIVER SEASONAL	1116	740	0	1.5	Average	Average	1995	CONVENTIONAL
R013951	12-Apr-07	\$329,400.00	\$329,400.00	108 PROSPECTOR TRL	810023.1: CRYSTAL RIVER SEASONAL	1298	0	0	3.5	Average	Average	1998	CONVENTIONAL
R013899	14-Sep-06	\$480,000.00	\$480,000.00	7390 COUNTY RD 3	810023.1: CRYSTAL RIVER SEASONAL	3001	0	0	2	Average	Average	1997	CONVENTIONAL

R012641	22-Sep-09	\$259,500.00	\$259,500.00		810024: EAST RIVER SEASONAL	720	0	0	0	Average	Fair	1961	SUMMER SFR
R013054	2-Sep-08	\$214,650.00	\$214,650.00	271 7TH ST	810024: EAST RIVER SEASONAL	1110	0	0	0	Average	Fair	1979	CABIN

R016353	20-Jul-07	\$285,000.00	\$285,000.00	530 CREST DR	810050: ARROWHEAD	920	672	0	0	Average	Fair	1984	SUMMER SFR
R014670	24-Sep-07	\$179,000.00	\$179,000.00	255 WILDFLOWER DR	810050: ARROWHEAD	1000	0	0	0	Average	Fair	1983	A FRAME
R016299	26-Oct-09	\$159,000.00	\$159,000.00	190 RIDGE RD	810050: ARROWHEAD	1056	0	0	0	Average	Fair	1981	SUMMER SFR
R011476	13-Sep-06	\$193,000.00	\$193,000.00	890 BALSAM DR	810050: ARROWHEAD	1062	0	0	0	Average	Fair	1979	CONVENTIONAL
R016335	3-Jul-08	\$120,000.00	\$120,000.00	123 CREST DR	810050: ARROWHEAD	1080	0	0	0	Below Average	Fair	1982	A FRAME
R011440	27-Aug-09	\$162,500.00	\$162,500.00	465 PONDEROSA WAY	810050: ARROWHEAD	1104	0	0	0	Average	Fair	1983	CONVENTIONAL
R011992	28-Mar-08	\$167,000.00	\$167,000.00	125 ASPEN TRL	810050: ARROWHEAD	1225	0	0	1	Average	Fair	1980	A FRAME
R011650	31-Jul-06	\$136,000.00	\$136,000.00	190 SPRUCE RD	810050: ARROWHEAD	1244	0	0	0	Average	Fair	1978	CONVENTIONAL
R011755	23-Sep-07	\$218,000.00	\$218,000.00	1600 SPRUCE RD	810050: ARROWHEAD	1262	0	0	0	Average	Fair	1984	CONVENTIONAL

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R012187	17-Jan-08	\$160,000.00	\$160,000.00	185 SLUMGULLION TRL	810350: BLUE MESA	768	0	0	0	Average	Fair	1996	SUMMER SFR
R011180	11-Oct-06	\$134,800.00	\$134,800.00	1118 SLUMGULLION TRL	810350: BLUE MESA	784	0	0	1.5	Average	Fair	1976	SUMMER SFR
R016879	11-Oct-07	\$239,100.00	\$239,100.00	51 COCHETOPA TRL	810350: BLUE MESA	952	0	0	0	Average	Fair	2000	SUMMER SFR
R012178	26-Sep-07	\$266,000.00	\$266,000.00	4499 BLUE MESA DR	810350: BLUE MESA	966	0	0	0	Average	Fair	2000	LOG HOME
R012460	27-Jul-06	\$225,000.00	\$225,000.00	1203 CINAMMON TRL	810350: BLUE MESA	1092	0	0	2.5	Average	Fair	1993	SUMMER SFR
R012199	1-Feb-10	\$128,500.00	\$128,500.00	337 CINNAMON TRL	810350: BLUE MESA	1384	0	0	0	Average	Fair	1979	A FRAME
R011551	5-Jan-10	\$200,000.00	\$200,000.00	30 SLUMGULLION TRL	810350: BLUE MESA	1836	0	0	0	Average	Fair Plus	1993	SUMMER SFR
R009478	23-Jun-08	\$410,000.00	\$410,000.00	13995 COUNTY RD 743	811000: GUNNISON HIGHLANDS NORTH	1520	0	0	0	Average	Average	1994	SUMMER SFR
R009469	29-May-08	\$250,000.00	\$250,000.00		811000: GUNNISON HIGHLANDS NORTH	2764	0	0	0	Average	Average	1983	CONVENTIONAL
R009433	28-Sep-06	\$81,500.00	\$81,500.00	1070 UPPER ARMSTRONG GULCH RD	811050: QUARTZ CREEK PROPERTIES	726	0	0	0	Below Average	Low	1983	A FRAME
R007926	22-Aug-07	\$145,000.00	\$145,000.00	500 PORPENN RD	811050: QUARTZ CREEK PROPERTIES	500	0	0	0	Average	Fair	2004	CABIN
R008064	15-Jan-08	\$110,500.00	\$110,500.00	100 PANORAMA DR	811050: QUARTZ CREEK PROPERTIES	876	0	0	0	Average	Fair	1980	CABIN
R008534	18-Oct-06	\$159,700.00	\$159,700.00	80 LITTLE ANIA WAY	811050: QUARTZ CREEK PROPERTIES	1008	0	0	0	Average	Fair	1998	SUMMER SFR
R008469	12-Sep-08	\$199,700.00	\$199,700.00	245 LIME BLUFF DR	811050: QUARTZ CREEK PROPERTIES	1160	0	0	0	Average	Fair	1998	CABIN
R017035	16-Aug-08	\$499,000.00	\$499,000.00	71 CASTLE CREEK RD	811700: WILDERNESS STREAMS	1056	996	0	0	Average	Average	1991	CONVENTIONAL
R007894	14-Oct-08	\$657,500.00	\$657,500.00	16082 COUNTY RD 730	811700: WILDERNESS STREAMS	1376	352	584	8.5	Average	Average	1978	CONVENTIONAL
R017426	5-Jan-09	\$425,000.00	\$425,000.00	87 SIOUX RD	811700: WILDERNESS STREAMS	1597	0	0	0	Average	Average	2004	LOG HOME
R008747	16-Apr-08	\$830,000.00	\$830,000.00	184 MOHAWK TRL	811700: WILDERNESS STREAMS	4057	0	2508	3.5	Average	Average	1993	CONVENTIONAL
R030454	4-Aug-06	\$854,650.00	\$854,650.00	1461 CASTLE DR	811750: STAR MOUNTAIN RANCH	1752	366	0	2	Average	Average	1999	CONVENTIONAL
R015861	16-Apr-07	\$56,000.00	\$56,000.00	3966 HWY 133	812000: SOMERSET	576	0	0	0	Average	Fair	1940	CONVENTIONAL
R015898	9-Aug-06	\$87,500.00	\$87,500.00	360 KING AVE	812000: SOMERSET	732	0	0	0	Average	Fair	1940	CONVENTIONAL
R015954	30-Nov-07	\$61,250.00	\$61,250.00	3971 HWY 133	812000: SOMERSET	834	0	0	0	Average	Fair	1940	CONVENTIONAL
R015986	1-Aug-07	\$130,500.00	\$130,500.00	34 RIVER RD	812000: SOMERSET	839	0	0	1	Average	Fair	1938	CONVENTIONAL
R015850	3-Nov-06	\$73,000.00	\$73,000.00	3985 HWY 133	812000: SOMERSET	862	0	0	0	Average	Fair	1940	CONVENTIONAL
R015862	31-Aug-07	\$84,750.00	\$84,750.00	3980 HWY 133	812000: SOMERSET	960	0	0	1	Average	Fair	1940	CONVENTIONAL
R015961	23-Apr-07	\$58,500.00	\$58,500.00	16 4TH ST	812000: SOMERSET	974	0	0	2	Average	Fair	1959	CONVENTIONAL
R004066	20-Oct-06	\$177,500.00	\$177,500.00	103 W STATE ST	818000: MARBLE (TOWN OF)	416	0	0	0	Average	Low	1975	CONVENTIONAL
R004144	1-Aug-07	\$299,500.00	\$299,500.00	310 W STATE ST	818000: MARBLE (TOWN OF)	975	0	0	0	Average	Fair	1984	CONVENTIONAL
R004047	30-Oct-06	\$300,000.00	\$300,000.00	223 W MAIN ST	818000: MARBLE (TOWN OF)	1100	0	720	0	Average	Fair	1975	CONVENTIONAL