

**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - MEADOW/TREE**

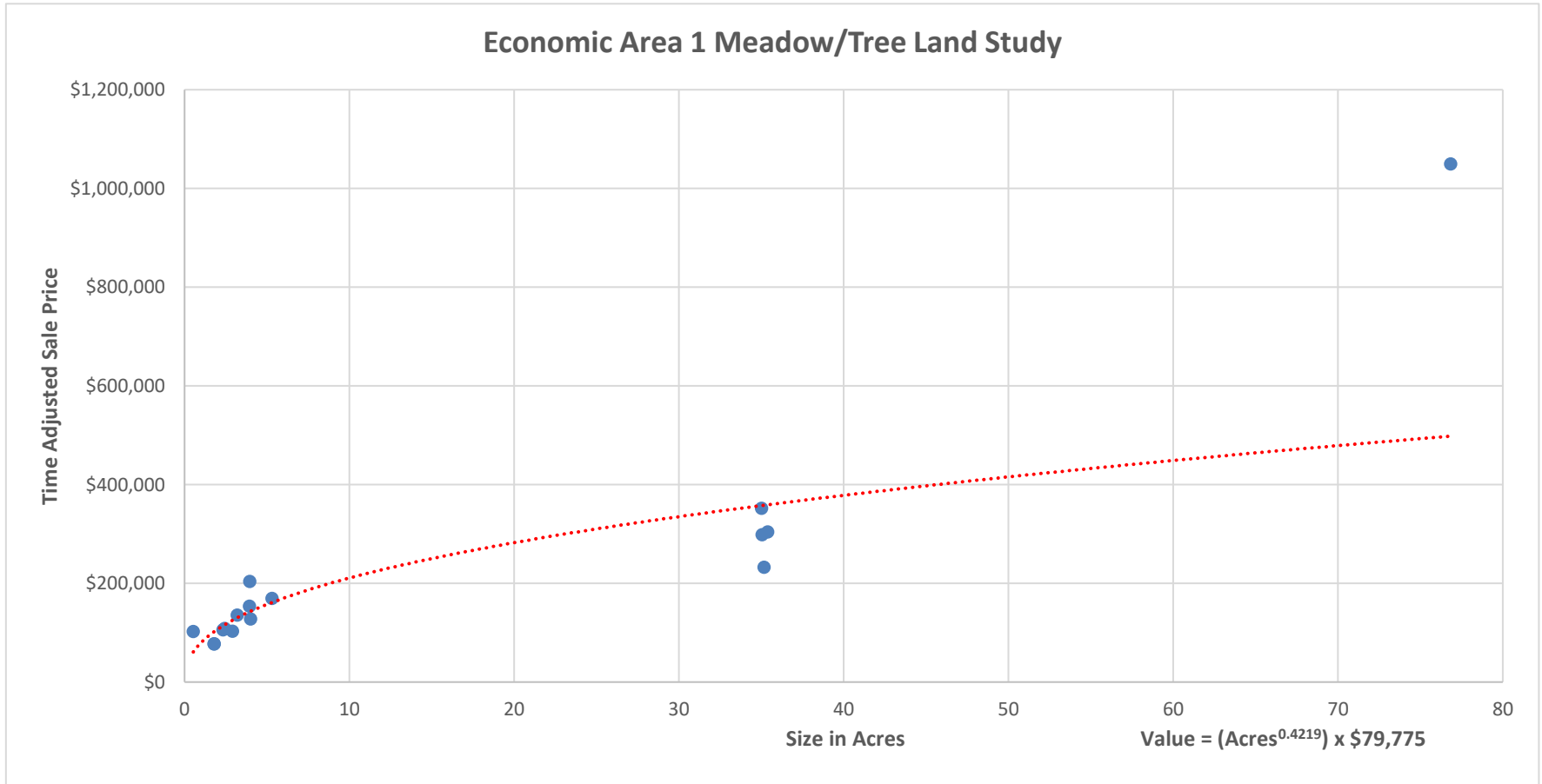
SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020

MEADOW/TREE

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R071698	11415	2/27/2018	\$90,000	\$102,600	0.53	3701-250-08-009	LOT 1, COLUMBINE MEADOWS SUBDIVISION
R025486	11460	7/29/2019	\$97,000	\$102,335	0.63	3701-130-06-018	LOT 12, NORTH ELK MEADOWS SUBDIVISION, FILING II
R007065	11390	3/29/2018	\$68,500	\$77,748	1.80	3699-080-01-017	LOT 17, ROCKEY RIVER ESTATES SUBDIVISION
R008448	11390	1/15/2019	\$71,000	\$77,035	1.80	3699-080-01-007	LOT 7, ROCKEY RIVER ESTATES SUBDIVISION
R044313	11710	10/29/2019	\$102,000	\$16,080	2.34	3701-140-08-010	LOT 10, HORSE MEADOWS SUBDIVISION
R044304	11701	11/1/2018	\$99,500	\$108,953	2.43	3701-140-08-001	LOT 1, HORSE MEADOWS SUBDIVISION
R044312	11710	6/5/2020	\$103,000	\$103,000	2.90	3701-140-08-009	LOT 9, HORSE MEADOWS SUBDIVISION
R071756	11440	12/18/2019	\$132,000	\$135,960	3.20	3701-130-17-001	LOT 1, MOUNTAIN MEADOWS SUBDIVISION
R044309	11710	6/11/2019	\$145,000	\$153,700	3.94	3701-140-08-006	LOT 6, HORSE MEADOWS SUBDIVISION
R043142	11680	8/9/2018	\$115,000	\$127,650	4.00	3701-140-07-002	LOT 2, FOX MEADOWS SUBDIVISION
R041607	12070	5/24/2019	\$191,500	\$203,948	4.00	3787-110-01-001	LOT 6, TOMICHI CREEK PRESERVE SUBDIVISION
R009707	11120	7/9/2018	\$205,000	\$228,575	4.94	3701-110-01-007	LOT 23, OHIO MEADOWS SUBDIVISION, FILING NO. 3
R009831	11120	6/7/2019	\$160,000	\$169,600	5.31	3701-140-01-001	LOT 4, OHIO MEADOWS SUBDIVISION, FILING NO. 3
R072243	12070	10/2/2018	\$320,000	\$352,000	35.02	3701-000-10-004	TRACT C, MESSNER FAMILY PARTNERSHIP SUBDIVISION
R042751	12070	11/12/2019	\$225,000	\$232,875	35.16	3701-000-05-003	LOT 12, HORSE RIVER RANCH SUBDIVISION
R042745	12070	10/11/2017	\$257,500	\$298,700	35.05	3701-000-05-009	LOT 10, HORSE RIVER RANCH SUBDIVISION
R042058	11700	8/10/2017	\$260,000	\$304,200	35.38	3701-000-04-009	LOT 3, RANCHES AT OHIO CREEK SUBDIVISION
R033501	12070	3/2/2018	\$925,000	\$1,049,875	76.84	3699-000-00-065	76.84 ACRES SECTIONS 7 & 18, TOWNSHIP 50N, RANGE 1E

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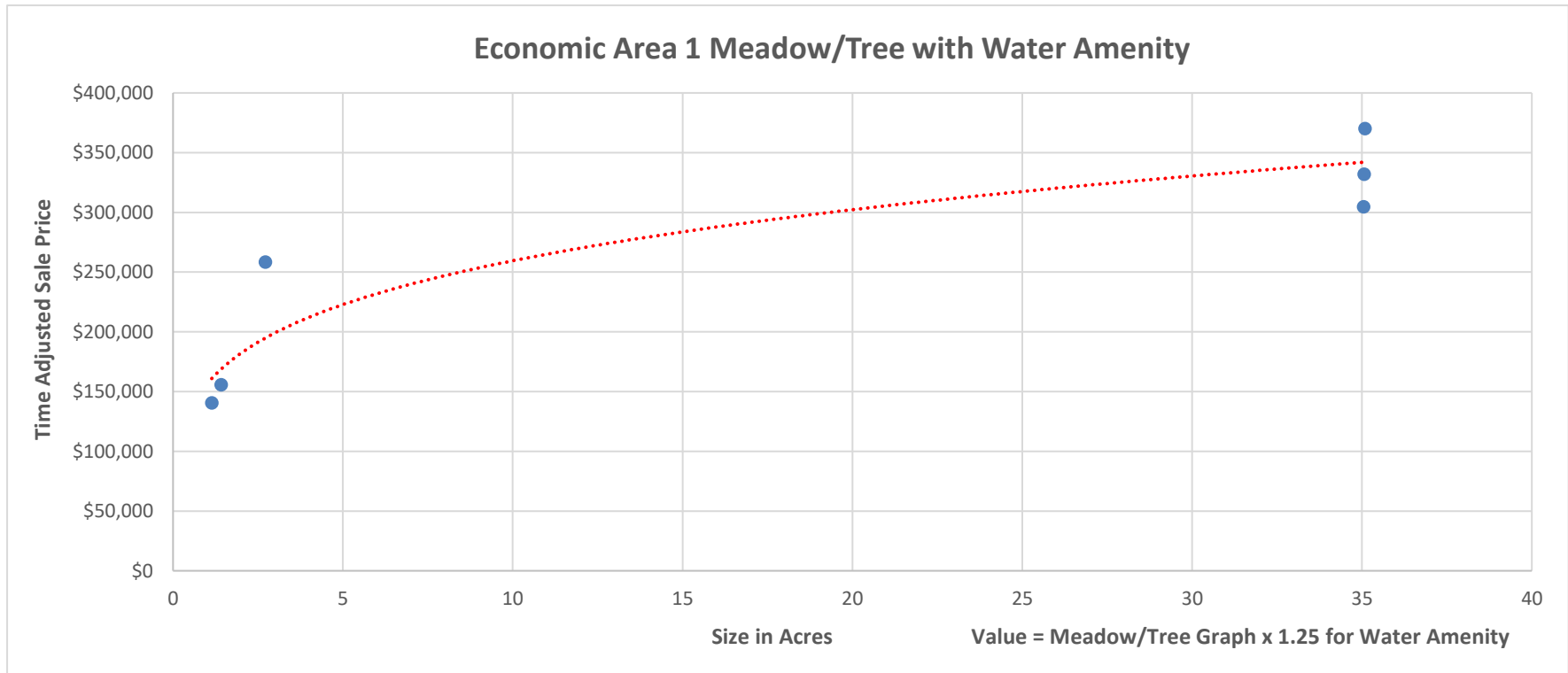


**2021 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - MEADOW/TREE**

SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020

MEADOW WITH WATER AMENITY

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R010121	11490	5/1/2018	\$125,000	\$140,625	1.14	3701-240-05-008	LOT 22, GUNNISON RIVER SUBDIVISION, FILING NO. 2
R073226	11480	5/26/2020	\$155,000	\$155,775	1.42	3701-130-02-045	LOT 9, NORTH ELK MEADOWS SUBDIVISION
R009782	11480	7/14/2017	\$220,000	\$258,500	2.00	3701-130-02-044	LOTS 9 & 10, NORTH ELK MEADOWS SUBDIVISION
R042756	12070	5/22/2019	\$286,000	\$304,590	35.05	3701-000-05-008	LOT 15, HORSE RIVER RANCH SUBDIVISION
R042747	12070	9/14/2017	\$285,000	\$332,025	35.06	3701-000-05-011	LOT 6, HORSE RIVER RANCH SUBDIVISION
R042743	12070	5/10/2018	\$329,000	\$370,125	35.09	3701-000-05-001	LOT 7, HORSE RIVER RANCH SUBDIVISION



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ECONOMIC AREA 1**

SALES STUDY PERIOD:
JULY 1, 2017 - JUNE 30, 2020

VACANT LAND - MEADOW/TREE

LEA	SUBDIVISION	MEDIAN ACREAGE	2021 VALUE
10775	MCGUINNESS	1.05	\$81,400
11000	TOBIN RANCHETTES: 2.01-4 ACRES	2.34	\$114,200
11040	VALLEY VIEW	1.31	\$89,400
11050	FAIRVIEW	1.00	\$79,800
11070*	GUNNISON RAINBOW ACRES: WATER INFLUENCE	0.81	\$91,200
11100	ABRIL MEADOWS	1.09	\$82,700
11110	OHIO MEADOWS: 2.01-4 ACRES	2.94	\$125,700
11120	OHIO MEADOWS: 4.01-6 ACRES	4.93	\$156,400
11130	OHIO MEADOWS: 6.01-8 ACRES	6.71	\$178,100
11200*	SPRING MEADOWS: WATER INFLUENCE	1.20	\$107,700
11325*	THE GLEN	0.38	\$66,300
11330	PONDEROSA PARK	0.16	\$36,800
11390	ROCKEY RIVER: MEADOW	1.80	\$102,200
11410	ISLAND ACRES II	0.64	\$66,100
11415	COLUMBINE MEADOWS	0.53	\$61,000
11430*	SIERRA VISTA: ON OHIO CREEK	1.57	\$120,600
11440	MOUNTAIN MEADOWS	2.59	\$119,200
11460	NORTH ELK MEADOWS II: MEADOW	0.73	\$69,900
11470	NORTH ELK MEADOWS I: MEADOW	1.02	\$80,400
11480*	NORTH ELK MEADOWS I: WATER INFLUENCE	1.05	\$101,800
11490	GUNNISON RIVER: MEADOW 0-2 ACRES	1.25	\$87,700
11500	GUNNISON RIVER: MEADOW 2.01-4 ACRES	2.30	\$113,400
11640	EAGLE RIDGE RANCH	5.00	\$157,300
11650	PLEASANTVIEW	0.13	\$33,700
11680	FOX MEADOWS: 2.00-4 ACRES	3.90	\$141,700
11690	FOX MEADOWS: 4.01-6 ACRES	4.45	\$149,800
11700	RANCHES AT OHIO CREEK	8.36	\$358,200
11710	HORSE MEADOWS	2.22	\$111,600
11770	ELK RIVER RANCH	35.10	\$358,000
12070	ECON 1 MEADOW	x = Acres	\$79,775x ^{0.4219}

* UPWARD ADJUSTMENT IN THESE LEAs FOR: WATER AMENITY