

SALES STUDY PERIOD
JULY 1, 2018 - JUNE 30, 2020

2021 REAPPRAISAL ECONOMIC AREA 1: GUNNISON CONDOMINIUMS

ACCOUNT NUMBER	UNIT #	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	CONDO SQ FT	TASP PER SQ FT	BASEMENT SQ FT	GARAGE SQ FT	UNIT CONDITION	UNIT QUALITY	BUILDING CONDITION	BUILDING QUALITY	EFFECTIVE YEAR BUILT
7TH STREET CONDOMINIUMS - 120 - 160 S 7TH ST													
R042381	-	7/31/2019	\$265,000	\$279,575	1471	\$190	-	336	Average	Average	Average	Average	2003
ASPEN CONDOMINIUMS - 304 N 9TH ST & 306 N 9TH ST													
R001358	6B	6/2/2020	\$135,000	\$135,000	860	\$157	-	-	Average	Fair	Average	Fair	1982
AUTUMN OAKS CONDOMINIUMS - 215 S 12TH ST													
R024545	2	9/18/2019	\$466,000	\$466,000	1082	\$431	-	200	Average	Fair	Average	Fair	1982
R024544	1	9/18/2019	\$466,000	\$466,000	1082	\$431	-	200	Average	Fair	Average	Fair	1982
BACK NINE CONDOMINIUMS - 14, 15, 16, 19 & 21 WILDGOOSE LN													
R045091	A	7/27/2019	\$730,000	\$770,150	3466	\$222	-	477	Good	Good	Good	Good	2007
R073065	-	5/9/2019	\$520,537	\$563,429	1659	\$340	-	508	Excellent	Very Good	Excellent	Good	2017
R073066	-	5/14/2019	\$552,800	\$598,351	1634	\$366	-	508	Excellent	Very Good	Excellent	Good	2017
CEDAR TERRACE CONDOMINIUMS - 440 N 11TH ST													
R001435	-	8/27/2018	\$148,500	\$179,076	881	\$203	-	-	Below Average	Fair	Average	Fair	1982
COTTONWOOD CONDOMINIUMS - 1202 W NEW YORK AVE													
R002416	3	5/9/2019	\$237,000	\$256,529	534	\$291	534	352	Average	Average	Average	Average	1981
DOS RIOS CONDOMINIUMS - 113/115/117 SHAVANO DR													
R010840	207-B	7/29/2019	\$135,000	\$142,425	856	\$166	-	-	Average	Fair	Average	Fair	1978
R010850	106-B	4/17/2020	\$117,550	\$118,726	678	\$175	-	-	Average	Fair	Average	Fair	1978
R010856	206-B	7/16/2019	\$150,000	\$158,250	855	\$185	-	-	Average	Fair Plus	Average	Fair	1978
R010846	101-A	8/14/2018	\$124,000	\$149,532	679	\$220	-	-	Good	Average	Average	Average	1978
R010841	205-B	5/1/2019	\$142,500	\$154,246	678	\$228	-	-	Average	Average	Average	Fair	1978

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FAIRWAY CONDOMINIUMS - 101/103/107/109/111 SHAVANO DR													
R010828	C1	7/26/2019	\$180,000	\$189,900	1344	\$141	-	320	Average	Fair Plus	Average	Average	1981
R010807	B3	6/26/2020	\$214,000	\$214,000	1326	\$161	-	320	Good	Fair Plus	Average	Average	1995
R010811	A2	4/16/2019	\$229,000	\$251,007	1338	\$188	-	320	Average	Fair Plus	Average	Average	1980
R010814	A6	11/27/2018	\$220,000	\$256,234	1338	\$192	-	320	Average	Fair Plus	Average	Average	1980

GOLD BASIN CONDOMINIUMS - 622/624 S PINE ST & 203/207/215/225 W RIO GRANDE AVE													
R002143	7	5/30/2019	\$159,000	\$172,102	912	\$143	449	-	Average	Fair	Average	Fair	1981
R002156	14	3/4/2020	\$172,000	\$174,580	912	\$145	449	-	Average	Fair	Average	Fair	1982
R002141	4	3/31/2020	\$170,000	\$172,550	899	\$145	444	-	Average	Fair	Average	Fair	1979

GUNNISON RIVER RETIREMENT COMMUNITY CONDOS (ALL PHASES) - 1200 US HIGHWAY 50													
R026304	G2	8/29/2018	\$125,000	\$125,000	751	\$166	-	-	Average	Fair	Average	Fair	1989
R026289	A3	10/31/2018	\$142,500	\$142,500	534	\$267	-	-	Average	Average	Average	Fair	1991
R026302	A9	2/22/2019	\$145,000	\$145,000	534	\$272	-	-	Average	Fair Plus	Average	Fair	1989

HEATHERWOOD VILLA CONDOS - 108/114/165/169 CAMINO DEL RIO													
R010789	26	8/6/2018	\$275,000	\$331,623	2022	\$164	-	445	Average	Average	Average	Average	1980
R010785	22	6/19/2019	\$275,000	\$293,893	1634	\$180	-	447	Average		Average	Average	1977
R010866	6	10/23/2018	\$295,000	\$347,628	1561	\$223	-	443	Average	Average	Average	Average	1974
R010861	1	10/25/2019	\$292,000	\$303,680	1248	\$243	-	443	Average	Average	Average	Average	1979

LAKESIDE TOWNHOMES - 37480 US HIGHWAY 50													
R031864	4	10/31/2018	\$290,000	\$341,736	2089	\$164	-	550	Average	Fair	Average	Average	1995
R031765	2	8/8/2018	\$285,500	\$344,284	2089	\$165	-	550	Average	Average	Average	Average	1995

PINE GROVE PATIO HOMES - 102/106 SHAVANO DR													
R031888	-	8/1/2018	\$280,000	\$337,652	1383	\$244	-	491	Average	Fair	Average	Fair Plus	1995
R032714	-	9/5/2019	\$295,000	\$308,275	1131	\$273	-	447	Average	Average	Average	Fair Plus	1997

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QUE QUA CONDOMINIUMS - 502 CURECANTI DR													
R010881	7	8/2/2019	\$360,000	\$378,000	1650	\$229	-	220	Average	Average	Average	Average	1986

SUNSHINE CONDOMINIUMS - 1005 W DENVER AVE													
R001421	F-2	8/30/2019	\$155,000	\$162,750	952	\$171	-	-	Average	Fair	Average	Fair	1981
R001417	D-4	12/31/2018	\$150,000	\$172,650	948	\$182	-	-	Below Average	Fair	Average	Fair	1981
R001407	A-4	10/1/2019	\$180,000	\$187,200	960	\$195	-	-	Average	Fair	Average	Fair	1981
R001419	E-2	7/9/2019	\$197,000	\$207,835	948	\$219	-	-	Average	Average	Average	Fair	1981

TOMICHI CONDOMINIUMS - 18 WILD GOOSE LN													
R070973	-	12/18/2018	\$341,500	\$393,067	1734	\$227	-	578	Good	Good	Average	Good	1982

WATER WHEEL CONDOS - 144 CURECANTI DR													
R017517	3	12/18/2018	\$160,000	\$184,160	856	\$215	-	-	Average	Fair	Average	Fair	1979
R017529	16	9/28/2019	\$179,000	\$187,055	856	\$219	-	-	Average	Fair	Average	Fair	1979
R017523	9	7/25/2018	\$157,000	\$191,477	856	\$224	-	-	Average	Fair	Average	Fair	1979

WEST VIRGINIA CONDOMINIUMS - W VIRGINIA & 7TH ST													
R044619	1	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002
R044622	4	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002
R044620	2	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002
R044621	3	2/19/2019	\$500,000	\$500,000	1016	\$492	-	222	Average	Fair	Average	Fair	2002

WESTHAVEN CONDOMINIUMS (ALL PHASES) - 288/294/302/304/314 S 5TH ST													
R031550	-	9/13/201	\$231,750	\$276,292	1438	\$192	-	240	Average	Average	Average	Fair	1994

WHETSTONE CONDOMINIUMS - 612 N PINE ST													
R041587	A	9/14/2020	\$309,000	\$309,000	1194	\$259	-	-	Average	Fair	Average	Fair	1964

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WILDWOOD TOWNHOMES (ALL PHASES) - 1310/1314 W TOMICHI AVE & 103/106/113/115 WILDROSE LN & 100/102/107/109/111 WILDRIVER LN													
R043921	P8-5	10/8/2018	\$232,000	\$273,389	1371	\$199	-	-	Average	Average	Average	Average	2006
R042272	3	10/17/2019	\$250,000	\$260,000	1277	\$204	-	-	Average	Fair	Average	Fair	2003
R042836	P4-1	2/28/2019	\$235,000	\$264,046	1277	\$207	-	-	Average	Average	Average	Fair	2004
R042266	6A	9/12/2018	\$59,000	\$70,340	337	\$209	-	-	Average	Fair	Average	Fair	1980
R042264	4A	9/12/2018	\$60,000	\$71,532	336	\$213	-	-	Average	Fair Plus	Average	Fair	1980
R042262	2A	6/28/2019	\$74,000	\$79,084	336	\$235	-	-	Average	Fair	Average	Fair	1980
R042273	2	6/11/2020	\$340,000	\$340,000	1423	\$239	-	-	Average	Average	Average	Average	2003
R043589	P7-2	2/11/2020	\$315,000	\$321,300	1292	\$249	-	-	Average	Average	Average	Average	2005
R042260	19A	9/7/2018	\$140,000	\$166,908	612	\$273	-	-	Average	Fair	Average	Fair	1993
R042448	17D	7/24/2019	\$95,000	\$100,225	337	\$297	-	-	Average	Fair	Average	Fair	1980
R043590	P7-3	10/25/2018	\$229,000	\$269,854	770	\$350	-	253	Average	Average	Average	Average	2005

WILLOWS CONDOMINIUMS - 212 11TH ST													
R002338	206	3/20/2019	\$130,000	\$144,287	861	\$168	-	-	Average	Fair	Average	Fair	1979
R002331	108	5/2/2019	\$138,000	\$149,371	861	\$173	-	-	Average	Fair	Average	Fair	1979