

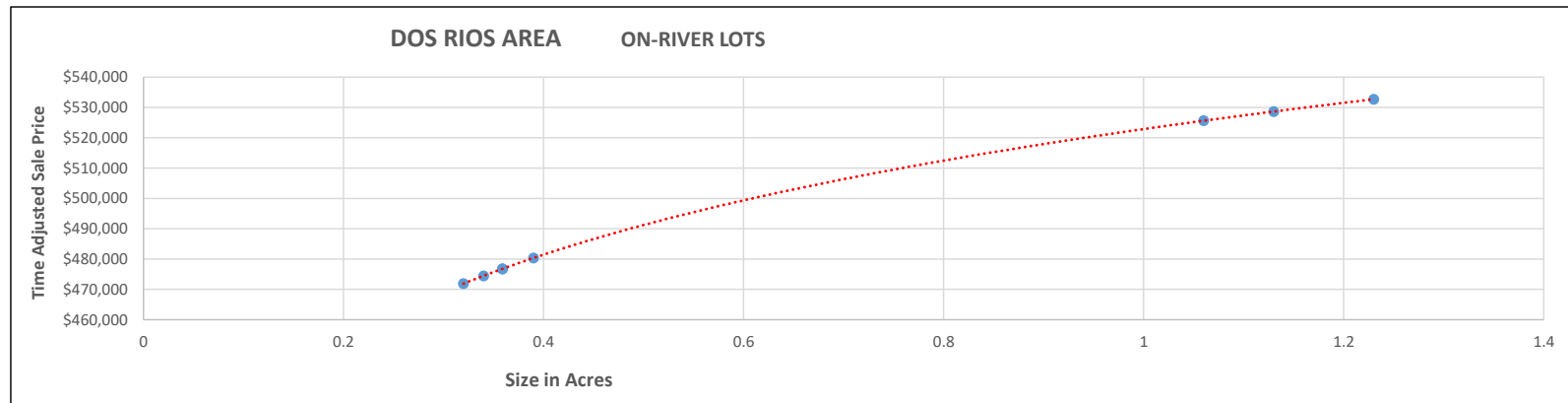
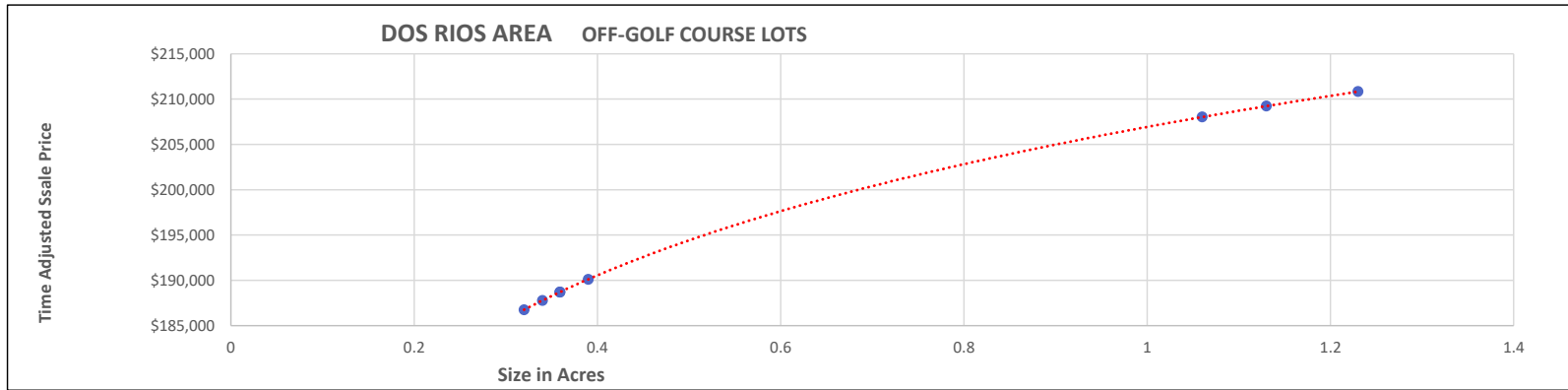
**2023 GUNNISON COUNTY REAPPRAISAL
ECONOMIC AREA 1
DOS RIOS LAND STUDY**

**SALES STUDY PERIOD:
JULY 1, 2019 - JUNE 30, 2022**

ACCOUNT NUMBER	LEA	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	TASP PER ACRE	PARCEL NUMBER	LEGAL
R010734	11550	5/24/2021	\$130,000	\$222,950	0.320	\$696,719	3787-100-06-044	LOT 77, DOS RIOS SUBDIVISION, UNIT NO. 3
R010766	11560	7/24/2019	\$70,000	\$146,962	0.340	\$432,241	3787-100-07-024	LOT 55, DOS RIOS SUBDIVISION, UNIT NO. 3
R071246	11540	6/9/2020	\$150,000	\$298,500	0.359	\$831,476	3787-100-01-086	LOT 29, DOS RIOS SUBDIVISION, UNIT NO. 1
R073423	11560	4/1/2022	\$173,000	\$188,700	0.359	\$525,627	3787-100-01-091	LOT 26, DOS RIOS SUBDIVISION, UNIT NO. 1
R010774	11550	9/10/2021	\$135,000	\$201,825	0.390	\$517,500	3787-100-07-032	LOT 44, DOS RIOS SUBDIVISION, UNIT NO. 3
R045252	11630	12/19/2019	\$270,000	\$553,419	1.060	\$522,093	3787-100-34-012	LOT 20, TOMICHI CREEK SUBDIVISION
R010690	11540	10/6/2020	\$172,000	\$342,280	1.130	\$302,903	3787-100-04-027	LOT 13A, DOS RIOS SUBDIVISION, UNIT NO. 2
R045253	11630	6/3/2021	\$295,000	\$505,925	1.230	\$411,321	3787-100-34-013	LOT 19, TOMICHI CREEK SUBDIVISION

These sales are analyzed using the time adjusted sale price (TASP) and the land size by acre.

Results of the multiple regression analysis are reflected below with graphs depicting the influence of Off-Golf Course lots in Dos Rios and On-River lots in Dos Rios.



**2023 REAPPRAISAL
ECONOMIC AREA 1 SUBDIVISIONS
LAND STUDY: DOS RIOS**

SUBDIVISION: LEA	MEDIAN ACRES	VALUE MEASURE	VALUE
OFF-GOLF COURSE LOTS			
DOS AMIGOS HOMESITES SUBDIVISION: 11610	0.82	SITE	\$203,300
TOMICHI CREEK SUBDIVISION OFF CREEK: 11620	0.28	SITE	\$184,500
ON-RIVER LOTS			
DOS RIOS SUBDIVISION ON RIVER: 11570	1.091	SITE	\$527,000
DOS RIOS SUBDIVISION ON RIVER, LARGE LOTS: 11580	3.92	SITE	\$591,300
DOS RIOS ISLAND PROPERTIES SUBDIVISION: 11590	1.515	SITE	\$542,800
DOS RIOS ISLAND PROPERTIES SUBDIVISION DUPLEX: 11600	0.534	SITE	\$494,100
STONE MINOR SUBDIVISION: 11615	0.82	SITE	\$517,900
TOMICHI CREEK SUBDIVISION ON CREEK: 11630	1.06	SITE	\$525,600