

**2019 REAPPRAISAL
GUNNISON COUNTY
COMMERCIAL IMPROVED SALES**

SALES STUDY PERIOD:
JULY 1, 2013 - JUNE 30, 2018

ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	PRICE PER SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE							
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE		
R010205	6/20/2014	\$80,000	\$157,470	8,895	\$17.70	44 COUNTY ROAD 51	310010: ECON 1 COMMERCIAL LAND STUDY	3,723	5,172-FINISHED BASEMENT	Fair	Below Average	1990	Health Club		
R010172	12/29/2014	\$1,400,000	\$1,652,840	2,470	\$669.17	1445 STATE HWY 135	310010: ECON 1 COMMERCIAL LAND STUDY	1,235		Fair	Below Average	1979	Office		
R010172 Residential Portion:								1,235		Fair	Below Average	1979	Single Family Residence		
R010552	11/12/2013	\$323,000	\$399,390	6,729	\$59.35	37610 US HWY 50	310011: ECON 1 WEST OF GUNNISON	6,729		Average	Average	1985	Restaurant		
R010075*	10/12/2017	\$1,250,000	\$1,293,000	3,392	\$381.19	2388 STATE HWY 135	310080: ECON 1 RES/COMM LAND STUDY	992		Low	Average	1965	Storage Warehouse		
*This sale also included R010074 & R010076, both accounts were land only accounts at the time of sale								*R010075 Residential Portion:		2,400		Average	Below Average	1974	Single Family Residence
R010500	4/14/2017	\$1,850,000	\$1,961,370	5,328	\$368.13	36128 W US HWY 50	310081: ECON 1 WEST OG GUNNISON	5,328	Campground	Fair	Average	1980	Convenience Store		
R001615	6/30/2016	\$211,750	\$233,603	1,200	\$194.67	116 N TAYLOR ST	311100: COMMERCIAL IN RESIDENTIAL	1,200		Average	Average	1982	Office		
R001700	9/26/2014	\$410,100	\$489,454	4,200	\$116.54	700 N MAIN ST	311210: COMMERCIAL HWY 135	4,200	1,152-CANOPY 1,200 - UNFIN BASEMENT	Fair	Average	1680	Laundromat/Convenience Store/Office		
R001521	9/4/2015	\$800,000	\$913,520	5,400	\$169.17	811 N MAIN ST	311210: COMMERCIAL HWY 135	5,400		Low	Average	1993	Retail/Storage		
R001456	2/17/2017	\$3,190,000	\$3,409,472	30,330	\$112.41	911 N MAIN ST	311210: COMMERCIAL HWY 135	30,330		Average	Average	2000	Motel		
R002201	9/4/2015	\$235,000	\$268,346	2,125	\$126.28	413 W NEW YORK	311220: COMMERCIAL OFF HWY	2,125		Fair	Below Average	1979	Workshop/Garage		
R001669	10/28/2015	\$700,000	\$796,320	3,685	\$216.10	200 N SPRUCE ST	311220: COMMERCIAL OFF HWY	3,685		Average	Average	1980	Private School		
R071759	5/5/2016	\$75,000	\$83,062	252	\$329.61	100 BLOCK N TELLER ST	311220: COMMERCIAL OFF HWY	252		Fair	Average	1973	Mini-Golf Shack		
R001582	5/26/2016	\$368,000	\$407,560	2,617	\$155.74	211 N IOWA ST	311220: COMMERCIAL OFF HWY	2,617	309-UNFIN BASEMENT	Average	Average	1957	Office/Storage		
R001310	7/16/2016	\$170,000	\$186,813	1,152	\$162.16	204 N 12TH ST	311220: COMMERCIAL OFF HWY	1,152		Average	Average	1985	Dentist Office		
R001699	8/15/2016	\$750,000	\$820,950	4,842	\$169.55	707 N IOWA ST	311220: COMMERCIAL OFF HWY	4,842	594 UNFIN BASEMENT	Average	Average	1986	Medical Office		
R001570	11/10/2016	\$293,000	\$316,938	2,155	\$147.07	209 N COLORADO ST	311220: COMMERCIAL OFF HWY	360		Fair	Average	1975	Office		
R001570 Residential Portion:								1,795		Fair	Average	1965	Single Family Residence		
R001656	9/7/2017	\$411,000	\$426,906	7,368	\$57.94	115 W GEORGIA AVE	311220: COMMERCIAL OFF HWY	7,368	667 UNFIN BASEMENT	Fair	Average	1965	Retail/Storage Warehouse		
R040191	2/12/2018	\$355,000	\$361,106	4,065	\$88.83	808 W NEW YORK AVE	311220: COMMERCIAL OFF HWY	4,065		Average	Average	1999	Warehouse		
R002169	3/13/2018	\$185,000	\$187,387	1,700	\$110.23	110 S 12TH ST	311220: COMMERCIAL OFF HWY	280		Low	Average	1948	Retail		
R002169 Residential Portion:								1,420		Fair	Average	1952	Single Family Residence		

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								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R002179	5/15/2018	\$400,000	\$401,720	5,940	\$67.63	108 S 11TH ST	311220: COMMERCIAL OFF HWY	3,552		Fair	Average	1965	Mini Storage
R002179 Residential Portion:								2,388		Fair	Below Average	1965	Single Family Residence
R001965	11/8/2014	\$350,000	\$414,715	5,277	\$78.59	211 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	5,277	2,013-CANOPY	Fair	Below Average	1976	Convenience Store/Car Wash
R001617	5/1/2015	\$2,225,000	\$2,578,998	30,496	\$84.57	400 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	30,496	2,600-UNFIN BASEMENT	Average	Average	1979	Motel
R001612	8/21/2015	\$377,000	\$432,117	4,275	\$101.08	312 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	3,711		Fair	Below Average	1970	Motel
R001612 Residential Portion:								1,014	1,170-WOOD SHED	Low	Below Average	1959	Single Family Residence
R002060	2/17/2016	\$366,500	\$410,627	4,185	\$98.12	137 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	2,025	400-UNFIN BASEMENT	Fair	Below Average	1970	Office/Storage
R002060 Residential Portion:								2,160		Fair	Below Average	1970	Apartments
R001347	4/29/2016	\$475,000	\$528,105	1,580	\$334.24	508 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	1,580		Fair	Average	1976	Servive Garage
R071224	11/21/2016	\$1,500,000	\$1,622,550	8,320	\$195.02	211 W TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	8,320		Fair	Excellent	2013	Retail
R001618	1/6/2017	\$495,000	\$531,185	10,747	\$49.43	412 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	9,559		Fair	Below Average	1965	Motel
R001618 Residential Portion:								1,188		Fair	Below Average	1965	Single Family Residence
R043313	4/21/2017	\$9,720,000	\$10,305,144	67,817	\$151.96	910 E TOMICHI AVE	311250: COMMERCIAL TOMICHI AVE	67,817	14,490-UNFIN BASEMENT	Good	Average	2005	Hotel - Limited Service
R042044	9/26/2013	\$367,500	\$458,197	2,982	\$153.65	144 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	2,982	840-UNFIN BASEMENT	Fair	Average	1980	Retail/Office
R001539	1/27/2014	\$200,000	\$245,580	1,483	\$165.60	310 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,483	1,000-UNFIN BASEMENT 1,200-UNFIN AREA	Fair	Average	1950	Restaurant/Storage
R001591	11/6/2014	\$205,000	\$242,904	1,236	\$196.52	138 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,236	294-WOOD SHED	Fair	Average	1977	Bar/Tavern
R002067	12/18/2014	\$375,000	\$442,725	4,284	\$103.34	119 S MAIN ST	311290: COMMERCIAL MAIN ST CBD	4,284		Fair	Average	1973	Office/Storage
R030733	1/27/2015	\$325,000	\$382,297	3,011	\$126.97	111 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	3,011	264-UNFIN BASEMENT	Fair	Average	1973	Retail Store
R001587	1/30/2015	\$225,000	\$264,668	3,077	\$86.01	222 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	3,077		Fair	Good	1976	Retail/Office/Storage
R001533	8/17/2015	\$265,000	\$303,743	1,404	\$216.34	322 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,404	566-UNFIN BASEMENT	Fair	Average	1973	Office/Storage
R070687	2/1/2017	\$200,000	\$213,760	1,786	\$119.69	110 S MAIN ST	311290: COMMERCIAL MAIN ST CBD	1,786		Fair	Below Average	1980	Office
R072479	8/1/2017	\$285,000	\$297,255	5,100	\$58.29	317 N MAIN ST	311290: COMMERCIAL MAIN ST CBD	5,100		Fair	Average	1971	Church
R001574	6/19/2018	\$245,000	\$245,000	1,678	\$146.01	111 & 113 E GEORGIA AVE	311290: COMMERCIAL MAIN ST CBD	1,678		Fair	Average	1975	Office
R001822	3/3/2017	\$165,000	\$175,642	1,066	\$164.77	623 N MAIN ST	311295: COMMERCIAL MAIN ST B1	1,066		Fair	Average	1992	Barber/Beauty Shop

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R071579	12/23/2014	\$838,954	\$990,469	23,547	\$42.06	610 US HWY 50 FRONTAGE RD	311300: COMMERCIAL W HWY 50	23,547		Fair	Excellent	2014	Mini-Storage
R033812	3/14/2014	\$585,000	\$713,291	8,600	\$82.94	591 S BOULEVARD ST	313000: GUNNISON INDUSTRIAL	7,300		Fair	Average	2004	Manufacturing/Office
R033812 Residential Portion:								1,300		Fair	Average	2004	Single Family Residential
R002465	4/14/2015	\$200,000	\$232,680	2,219	\$104.86	725 S 9TH ST	313000: GUNNISON INDUSTRIAL	619		Fair	Average	1961	Retail
R002465 Residential Portion:								1,600		Fair	Average	1961	Single Family Residential
R070750	6/30/2015	\$375,000	\$433,050	6,997	\$61.89	905 W EVANS AVE	313000: GUNNISON INDUSTRIAL	6,997		Fair	Average	1980	Service Garage
R002304	9/29/2015	\$450,800	\$512,485	14,750	\$34.74	500 S BOULEVARD ST	313000: GUNNISON INDUSTRIAL	14,750		Fair	Average	1993	Mini-Storage
R031541	1/14/2016	\$450,000	\$506,115	4,720	\$107.23	881 W BIDWELL AVE	313000: GUNNISON INDUSTRIAL	4,720		Average	Average	1995	Heated Garage/Warehouse
R072143	9/22/2016	\$300,000	\$327,090	2,080	\$157.25	502 S WISCONSIN	313000: GUNNISON INDUSTRIAL	2,080		Low	Below Average	1945	Open Office
R040067	11/28/2016	\$355,000	\$384,004	3,016	\$127.32	721 S 9TH ST	313000: GUNNISON INDUSTRIAL	1,360		Average	Average	2005	Workshop
R040067 Residential Portion:								1,656					Single Family Residential
R002310	1/20/2017	\$66,310	\$71,157	480	\$148.24	600 S 14TH ST	313000: GUNNISON INDUSTRIAL	480		Low	Minimum	1972	Storage Warehouse
R002272	2/9/2018	\$266,000	\$270,575	4,005	\$67.56	620 S 9TH ST	313000: GUNNISON INDUSTRIAL	4,005	180 - UNFIN BASEMENT	Fair	Below Average	1976	Tavern/Warehouse
R026536	11/10/2016	\$1,400,000	\$1,514,380	3,097	\$488.98	213 THIRD ST	320000: CB BED & BREAKFAST	1,032		Average	Average	1971	Bed And Breakfast
R026536 Residential portion:								2,065		Average	Average	1971	Single Family Residential
R071574	10/31/2014	\$583,600	\$694,017	2,608	\$266.11	108 GOTHIC AVE	320100: COMMERCIAL IN RESIDENTIAL	2,608	536-UNFIN BASEMENT	Fair	Average	1960	Office/Storage Garage
R003181	5/31/2016	\$450,000	\$498,375	1,113	\$447.78	214 ELK AVE	320110: B1 HOUSES USED COMMERCIAL	1,113	759-UNFIN BASEMENT	Fair	Average	1985	Restaurant
R003510	5/17/2017	\$935,000	\$987,267	3,160	\$312.43	327 ELK AVE	320110: B1 HOUSES USED COMMERCIAL	862		Fair	Average	1977	Retail
R003510 Residential portion:								2,298		Fair	Average	1977	Single Family Residential
R003538	10/17/2017	\$875,000	\$905,100	1,288	\$702.72	301 SIXTH ST	320120: B2 HOUSES USED COMMERCIAL	598	644 FINISHED BASEMENT	Fair	Average	1970	Retail Store
R003538 Residential portion:								690	588 - GARAGE	Fair	Average	1975	Single Family Residence
R003164	6/30/2015	\$594,000	\$685,951	1,529	\$448.63	309 THIRD ST	320130: B3 HOUSES USED COMMERCIAL	1,529		Fair	Average	1990	Bar/Tavern/Office
R003165	1/26/2016	\$517,000	\$581,470	1,164	\$499.54	222 MAROON AVE	320130: B3 HOUSES USED COMMERCIAL	516		Fair	Average	1970	Retail Store
R003165 Residential portion:								648		Fair	Average	1970	Single Family Residence

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								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R003525	2/24/2016	\$730,000	\$817,892	1,529	\$534.92	413 ELK AVE	320130: B3 HOUSES USED COMMERCIAL	1,529	576-WOOD SHED	Average	Average	1960	Office
R030160	9/8/2014	\$485,000	\$578,848	1,506	\$384.36	314 ELK AVE	320210: B-1 ELK AVE	1,506		Fair	Below Average	1975	Retail Store
R003509	9/26/2014	\$2,425,000	\$2,894,238	11,161	\$259.32	319/321/325 ELK AVE	320210: B-1 ELK AVE	11,161	4,104-FINISHED BASEMENT	Good/Fair	Average/Below Average	1990/1960	Retail/Restaurant
R031353	12/1/2014	\$790,000	\$932,674	2,267	\$411.41	212 ELK AVE	320210: B-1 ELK AVE	2,267		Average	Average	2005	Restaurant
R003197	1/23/2017	\$1,875,000	\$2,012,062	5,454	\$368.91	226 ELK AVE	320210: B-1 ELK AVE	5,454	1,328 - UNFIN BASEMENT	Average	Average	1990	Restaurant/Office
R003178	7/13/2017	\$1,000,000	\$1,047,300	3,492	\$299.91	228 ELK AVE	320210: B-1 ELK AVE	1,680		Fair	Average	2005	Restaurant
R003178 Residential portion:								1,812		Fair	Average	1995	Single Family Residence
R003530	2/26/2016	\$626,000	\$701,370	1,705	\$411.36	429 ELK AVE	320230: B-3 ELK AVE	961		Average	Average	1970	Office
R003530 Residential portion:								744		Average	Average	1970	Single Family Residence
R002824	4/18/2017	\$1,568,000	\$1,662,394	8,982	\$185.08	621 MAROON AVE	320240: TOURIST	7,260		Fair	Average	1976	Motel
R002824 Residential portion:								1,722		Fair	Average	1976	Single Family Residence
R003439	1/14/2014	\$883,263	\$1,084,559	10,800	\$100.42	307 RED LADY	320250: COMMERCIAL SOUTH	10,800		Fair	Average	1991	Mini-Storage
R003441	4/10/2015	\$702,000	\$816,707	7,872	\$103.75	322 BELLEVIEW AVE	320250: COMMERCIAL SOUTH	7,872		Fair	Below Average	1976	Service Garage/Warehouse/Office
R003412	8/20/2015	\$555,000	\$636,141	799	\$796.17	618 FOURTH ST	320250: COMMERCIAL SOUTH	799		Low	Minimum	1972	Office
R071234*	5/4/2017	\$4,000,000	\$4,223,600	12,119	\$348.51	18 TREASURY RD	350210: MT CB COMMERCIAL NOT IN BUSINESS	9,600		Fair	Good	2000	Motel
*Sale also included accounts R005174, R071235, R071236													
R013396	12/19/2016	\$750,000	\$808,050	2,041	\$395.91	21293 STATE HWY 135	360080: ECON 6 RES/COMM	564		Fair	Average	1948	Retail
R013396 Residential portion:								1,477		Fair	Below Average	1977	Single Family Residence
R032027	10/1/2015	\$675,000	\$767,880	7,000	\$109.70	510 RIVERLAND DR	360300: RIVERLAND INDUSTRIAL	5,500		Fair	Average	1996	Service Garage
R032027 Residential portion:								1,500		Fair	Average	1996	Single Family Residence
R032022	8/30/2017	\$750,000	\$782,250	4,040	\$193.63	110 ANDREAS CIR	360300: RIVERLAND INDUSTRIAL	2,640		Fair	Average	1997	Workshop
R032022 Residential portion:								1,400		Fair	Average	1996	Single Family Residence

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R008751	7/14/2016	\$270,000	\$296,703	1,952	\$152.00	905 COUNT RD 744	370005: SMALL RESORTS WITHOUT AMENITIES	1,952		Fair	Average	1983	Guest Cabins/Resort
R071987	4/11/2016	\$575,000	\$639,285	4,570	\$139.89	14756 US HWY 50	370010: SEASONAL RESORTS IN ECON 8	2,588		Fair	Average	1996	Guest Cabins/Office
R071987 Residential portion:								1,982		Fair	Average	1998	Single Family Residence
R016120	7/18/2017	\$1,700,000	\$1,780,410	12,841	\$138.65	30682 COUNTY RD 12	370010: SEASONAL RESORTS IN ECON 8	8,702		Average	Average	1986	Guest Cabins/Office
R016120 Residential portion:								4,139		Average	Average	1990	Single Family Residence
R007142	1/15/2018	\$795,000	\$812,093	4,183	\$194.14	13510 COUNTY RD 76	370010: SEASONAL RESORTS IN ECON 8	2,161		Fair	Below Average	1959	Guest Cabins/Office
R007142 Residential portion:								2,022		Average	Average	1998	Single Family Residence
R011630	3/26/2018	\$525,859	\$532,643	4,820	\$110.51	2943 COUNTY RD 27	370010: SEASONAL RESORTS IN ECON 8	2,682		Low	Minimum	1954	Guest Cabins/Laundry
R011630 Residential portion:								2,138		Fair	Average	1954	Single Family Residence
R007251	6/15/2018	\$1,600,000	\$1,600,000	4,624	\$346.02	28357 US HWY 50	370010: SEASONAL RESORTS IN ECON 8	3,256		Fair	Average	1985	Retail/Bath House/Guest Cabins
R007251 Residential portion:								1,368		Fair	Average	1970	Single Family Residence
R015729	6/19/2017	\$510,000	\$536,316	4,802	\$111.69	5580 COUNTY RD 3	371080: ECON 8 YEAR ROUND RES/COMM	3,650		Average	Average	1978	Bed & Breakfast
R015729 Residential Portion:								1,152		Average	Average	1996	Single Family Residence
R072265	11/11/2016	\$625,000	\$676,063	4,888	\$138.31	8458 COUNTY RD 76	372080: OHIO CITY RES/COMM	3,042		Fair	Average	1985	Retail/Restaurant
R072265 Residential Portion:								1,846		Fair	Average	1985	Single Family Residence
R015813	11/25/2013	\$74,000	\$91,501	2,547	\$35.93	3872 HWY 133	372180: SOMERSET RESIDENTIAL/COMMERCIAL	1,587	420-UNFIN BASEMENT	Fair	Average	1978	Bar/Tavern
R015813 Residential Portion:								960		Fair	Average	1978	Single Family Residence
R071275	8/23/2013	\$75,000	\$93,705	768	\$122.01	311 MAIN ST	372200: PITKIN COMMERCIAL	768		Fair	Average	2000	Retail
R003915	12/18/2014	\$300,000	\$354,180	9,355	\$37.86	329 MAIN ST	372200: PITKIN COMMERCIAL	9,355		Low	Below Average	1954	Motel/Storage
R003754	6/1/2012	\$400,000	\$464,000	2,496	\$185.90	204 9TH ST	372280: PITKIN RESIDENTIAL/COMMERCIAL	1,008		Fair	Average	1980	Retail
R003754 Residential portion:								1,488		Fair	Average	1985	Single Family Residence
R017241	8/14/2013	\$556,000	\$694,666	9,400	\$73.90	21401 ALPINE PLATEAU RD	382100: ARROWHEAD COMMERCIAL	8,741		Average	Average	1983	Lodge
R017241 Residential portion:								659		Fair	Average	1983	Single Family Residence

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R026623	3/3/2017	\$307,500	\$327,334	2,781	\$117.70	200 W TOMICHI AVE	316000: BANK CONDO	2,871		Fair	Average	1970	Retail
R041338	9/2/2015	\$68,000	\$77,649	396	\$196.08	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	396		Average	Average	1989	Office
R041333	9/5/2015	\$61,000	\$69,656	354	\$196.77	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	354		Average	Average	1989	Office
R041335	6/20/2018	\$100,000	\$100,000	564	\$177.30	114 N BOULEVARD ST	316040: OPERA HOUSE CONDO	564		Average	Average	1989	Office
R041896	4/1/2015	\$190,000	\$221,046	2,018	\$109.54	500 US HWY 50	316060: WEST GUNNISON BUSINESS PLAZA CONDO	2,018		Average	Average	2002	Office/Garage
R003604*	11/13/2014	\$304,500	\$360,802	1,090	\$331.01	114 ELK AVE	326100: MITAD CONDOS	471		Fair	Average	1982	Retail
* Sale also included R026804 as the Residential portion:								619		Fair	Average	1982	Condo/Apartment
R003584	3/21/2014	\$165,000	\$201,184	673	\$298.94	111 ELK AVE	326130: ZINK BUILDING	673		Fair	Below Average	1979	Office
R003588	3/29/2017	\$230,000	\$244,835	556	\$440.35	111 ELK AVE	326130: ZINK BUILDING	556		Fair	Below Average	1979	Retail
R072491	8/31/2017	\$450,000	\$469,350	1,233	\$380.66	123 ELK AVE	326150: GREEN DRAKE CONDOS	1,233		Average	Very Good	2015	Office
R041137	12/26/2014	\$775,000	\$914,965	2,371	\$385.90	602 BUTTE AVE	326160: PARADISE DIVIDE CONDOS	2,371		Average	Average	1984	Convenience Store
R041542*	1/14/2014	\$1,249,000	\$1,533,647	4,246	\$361.20	202 ELK AVE	326170 & 326172: CRESTED BUTTE HOUSE	2,920		Fair	Below Average	1957	Office
R041542 Residential portion:								1,326		Fair	Average	1960	Condo/Apartment
* Sale includes R041540, R041541, R041542, R041543													
R043909*	12/1/2015	\$1,750,000	\$2,058,525	5,071	\$405.94	326 ELK AVE	326210: TIMES SQUARE CONDOS	2,574	2,497-FINISHED BASEMENT	Good	Average	1990	Retail Store
* Sale includes R043910, R043911, R043912													
R045198*	10/30/2015	\$595,000	\$676,872	1,637	\$413.48	307/309 SIXTH ST	326230: SIXTH STREET	1,637		Fair	Average	1980	Office/Fast Food Restaurant
* Sale includes R045199, R045200													
R002997	6/26/2015	\$262,000	\$302,558	835	\$362.34	214 SIXTH ST	326402: ORE BUCKET COMMERCIAL UPPER	835		Average	Average	1978	Office
R032093*	5/16/2017	\$355,000	\$374,845	998	\$375.60	503 RED LADY AVE	326420: MAJESTIC PLAZA FIRST FLOOR	302		Average	Average	1994	Office
R032094 Residential Portion								696		Average	Average	1994	Condo/Apartment
R032097	10/31/2016	\$125,000	\$135,750	524	\$259.06	503 RED LADY AVE	326420: MAJESTIC PLAZA FIRST FLOOR	524		Average	Average	1994	Open Office

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ACCOUNT	SALE DATE	ADJUSTED SALE PRICE	TASP	TOTAL FINISHED SQ FT	PRICE PER SQ FT	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE					
								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
<i>* Sale includes R032098</i>													
R032092	6/2/2015	\$265,000	\$306,022	989	\$309.43	503 RED LADY AVE	326425: MAJESTIC RES/COMM UNITS	293		Average	Average	1994	Retail
R032092 Residential portion								696		Average	Average	1994	Condo/Apartment
R033902*	1/26/2016	\$270,000	\$303,669	929	\$326.88	717 SIXTH ST	326430: MAJESTIC PLAZA II COMMERCIAL	929		Average	Average	1984	Retail
<i>* Sale includes R033903</i>													
R072570	7/17/2017	\$562,500	\$589,106	1,514	\$389.11	525 RED LADY AVE	326430: MAJESTIC PLAZA II COMMERCIAL	1,514		Average	Average	1998	Restaurant
R072568	12/5/2017	\$495,000	\$507,771	1,962	\$258.80	525 RED LADY AVE	326430: MAJESTIC PLAZA II COMMERCIAL	1,962		Average	Average	1998	Restaurant
R040059	9/26/2017	\$49,000	\$50,896	212	\$240.08	315 BELLEVIEW AVE	326510: BELLEVIEW COMMERCIAL CONDO	212		Fair	Average	1998	Office
R031327	3/30/2018	\$250,000	\$253,225	1,058	\$239.34	310 BELLEVIEW AVE	326520; BELLEVIEW PARK COMMERCIAL	1,058		Average	Average	1994	Office/Storage
R030236	2/14/2017	\$380,000	\$406,144	1,268	\$320.30	300 BELLEVIEW AVE	326525; LONE TREE COMMERCIAL	1,268		Average	Average	1997	Office/Garage
R030498	5/1/2017	\$375,000	\$395,962	1,091	\$362.93	423 BELLEVIEW AVE	326530; PHOENIX CONDOS	1,091		Average	Average	1992	Retail
R003416	1/10/2018	\$495,000	\$505,643	1,215	\$416.17	423 BELLEVIEW AVE	326530; PHOENIX CONDOS	1,215		Average	Average	1992	Retail
R040270	11/20/2014	\$350,000	\$414,715	1,258	\$329.66	719 FOURTH ST	326560; GIBSON RIDGE CONDOS	1,258		Fair	Average	1993	Retail/Garage
R042178	8/25/2015	\$105,000	\$120,351	288	\$417.89	427 BELLEVIEW AVE	326570: WEST ELK CENTER	288		Good	Average	2001	Office
R042172*	4/17/2017	\$300,000	\$318,060	715	\$444.84	427 BELLEVIEW AVE	326570: WEST ELK CENTER	715		Good	Average	2001	Office
<i>* Sale includes R042173</i>													
R005254*	2/5/2016	\$276,500	\$309,791	2,512	\$123.32	701 GOTHIC RD	356130:THREE SEASOINS	1,982	530-FINISHED BASEMENT	Average	Average	1979	Office/Storage
<i>* Sale includes R005261</i>													
R005744*	5/25/2017	\$346,000	\$365,341	2,232	\$163.68	35 EMMONS RD	356300: EVERGREEN CONDOS	2,232		Average	Average	1979	Retail
<i>* Sale includes R005745</i>													
R042846	9/23/2014	\$58,500	\$69,820	586	\$119.15	523 RIVERLAND DR	370600: RIVERLAND PROFESSIONAL CENTER	586		Average	Average	2001	Office
R042845	3/29/2018	\$96,000	\$97,238	459	\$211.85	524 RIVERLAND DR	370600: RIVERLAND PROFESSIONAL CENTER	459		Average	Average	2001	Retail

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								ABOVE GRADE SQ FT	OTHER SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	TYPE OF USE
R041422	9/3/2013	\$150,000	\$186,765	552	\$338.34	626 ANDREAS CIRCLE	370610: RIVERLAND BUSINESS COMPLEX	552		Fair	Average	2000	Storage Garage
R032024	11/1/2016	\$275,000	\$297,468	1,529	\$194.55	2 ANDREAS CIRCLE	370630; RIVERLAND ANDREAS CIRCLE CONDOS	1,529		Average	Average	1997	Workshop
R041598	12/30/2013	\$160,000	\$197,452	1,145	\$172.45	337 BUCKLEY DR	370640: RIVERLAND BUCKLEY DRIVE CONDO	1,145		Fair	Average	1984	Workshop
R041599	9/30/2014	\$244,000	\$291,214	2,290	\$127.17	338 BUCKLEY DR	370640: RIVERLAND BUCKLEY DRIVE CONDO	1,145		Fair	Average	1984	Workshop
R041599 Residential portion:								1,145		Fair	Average	1984	Condo/Apartment
R044617	7/6/2017	\$275,000	\$288,008	826	\$348.68	744 RIVERLAND DR	370665; SLATE RIVERSIDE CONDOS	826		Fair	Average	2006	Workshop